

DELIVERING LOCAL DEVELOPMENT 2011/12

EALING COUNCIL'S EIGHTH ANNUAL MONITORING REPORT

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EALING COUNCIL

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1. Introduction

Context

Local authorities like Ealing, in London and elsewhere, have been required to have a **Unitary Development Plan (UDP)**, which contain policies and proposals for the development and use of land. Ealing Council's UDP was adopted in October 2004.

Around the time that this plan was finalised, the Planning and Compulsory Purchase Act 2004 introduced a new development plan system. Since then, the Council has been required to prepare development plan documents (and other documents) in a **Local Development Framework (LDF)**. The UDP and supplementary planning guidance have been incorporated in the LDF, but ultimately, the UDP will be superseded by development plan documents (DPDs) produced on the basis of the 2004 legislation. Subsequent local planning regulations mean that the concept of the LDF has now been superseded by the "**Local Plan**."

Whilst many local planning authorities have decided to reconsolidate separate DPDs into one local plan this is not practical for a London Borough like Ealing which continues to operate within the framework of a regional spatial strategy (i.e. the London Plan). Furthermore partnership working across borough boundaries means that some plans are being prepared jointly by one or more boroughs e.g. in relation to waste management and specific area planning frameworks. This approach also offers greater flexibility and ensures that the plan can be updated and reviewed more easily.

The first document approved by Ealing Council in the context of the Planning and Compulsory Purchase Act was a project plan for preparing its Local Development Framework. The document, called a **Local Development Scheme**, was first approved in March 2005. Between April 2005 and the end of March 2011, there have been further LDF documents, including formal and informal updates of the local development scheme, a statement of community involvement, eight adopted supplementary planning documents, two additional draft supplementary planning documents and numerous iterations of the LDF Development (or Core) Strategy, Development Sites and Development Management policy documents, a series of background documents and LDF annual monitoring reports. It is expected that the UDP will be finally superseded in June 2013.

The Town and Country Planning (Local Development) (England) Regulations 2004 include, at regulation 48, the requirement for an **Annual Monitoring Report (AMR)**. The AMR and the role of monitoring are highlighted in government policy on 'Delivering Sustainable Development' (PPS1, Para 10), as follows -

"Under the Planning and Compulsory Purchase Act 2004, every local planning authority now has a responsibility for reporting, on an annual basis, the extent to which policies set out in local development plans are being achieved. Their role, therefore, is not restricted to plan making and development control, but involves facilitating and promoting the implementation of good quality development. They should therefore aim to provide a good quality service for managing the development of their area: making plans, dealing with

development consents and assisting implementation, striving for continuous improvement with regard to matters such as openness, customer service and stakeholder satisfaction”.

The AMR must indicate whether planning policies and related targets have been met, and there is a specific requirement to show net additional dwellings (regulation 48(7)). The government's policy statement on Development Plans (PPS12) indicates that authorities should produce housing trajectories that demonstrate how policies will deliver housing provision in their area.

However, in a letter of the 30th March 2011, the Parliamentary Under-Secretary of State at the Department of Communities and Local Government indicated that government guidance on local plan monitoring, including the core output indicators, was henceforth withdrawn. It is a matter for each local planning authority to decide what to include in their monitoring reports (over and above some prescribed matters), while of course ensuring that they are prepared in accordance with the relevant UK and EU legislation.

22. Section 35 of the Planning and Compulsory Purchase Act 2004 required local planning authorities to report to the Secretary of State, at the end of each year, on the implementation of their local development scheme and whether the policies in local development documents were being achieved. Section 113 of the Localism Act 2011 amends this so that planning authorities must publish this information direct to the public at least once a year in the interests of transparency and accountability. Authorities are no longer required to send this to the Secretary of State.

Government has therefore declared that it is taking a lighter touch in terms of its own involvement in the process, but there remains a strong imperative that proper monitoring must be undertaken. The March 2011 letter provides discretion to authorities on how they wish to monitor development, with the exception of a continuing requirement on housing (including affordable housing). The Town and Country Planning (Local Planning) (England) Regulations 2012⁶ prescribes that the AMR must contain information regarding the annual number of net additional dwellings and net additional affordable dwellings planned in any part of the local planning authority's area, the relevant number completed in the AMR year, and in the years since the policy was first published, adopted or approved.

It is suggested that the new style AMR includes key indicators for borough development. Clearly, the key housing indicator must reflect the requirement set out in the regulations. As far as other borough themes are concerned, government has now freed the local planning authority to establish its own indicators. Perhaps to emphasise the lead role played by the authorities themselves, the initials AMR, which previously meant 'Annual Monitoring Report' now stand for '**Authorities Monitoring Report**'.

The Ealing AMR 'Delivering Local Development' is consistent with the statutory requirements. This is the eighth AMR produced by Ealing Council. For this version only we have decided to continue to report on the old style core output indicators to provide a measure of consistency and enable some comparison to be made between previous monitoring periods. However, this will be the last AMR in this format as we are reviewing our whole approach to the AMR and in future years must take account of the need to review policy and performance against our new emerging suite of DPDs, in particular the Development Strategy which was adopted on April 3rd 2012 only a few days after the monitoring period covered by this report.

Format and Coverage of the Authorities' Monitoring Report

Following this introduction, the AMR contains a brief description of the borough and future prospects ('**This is Ealing**').

Then there are profiles of the various development topics, examining the performance of UDP policies and the development approved and completed over the year ('**Delivering Local Development 2011/12**').

This is followed by a list of the tasks identified in the LDS together with an indication of the Council's performance in achieving the LDS targets ('**Creating the Framework for Future Development**').

There is a concluding chapter on '**Issues and Actions for Future Planning**'.

This eighth AMR **covers the period from 1st April 2011 until 31st March 2012.**

Where appropriate, this report compares information with that published in earlier AMRs. As far as possible it continues with the style of the earlier AMRs to facilitate comparison. It contains data as indicated in the government's good practice guide on Local Development Framework Monitoring¹, and the LDF Core Output Indicators Updates (October 2005² and 2008³). In addition, there is information on UDP policies to be saved beyond the original shelf life of the UDP (i.e. in Ealing, 12th October 2007).

Figure 1.1 below details the borough's performance against the old national Core Output Indicators (COI). The summary table gives a snapshot of performance, with more detail and context included in Chapter 3.

¹ Local Development Framework Monitoring: A Good Practice Guide, Office of the Deputy Prime Minister, London, March 2005.

² Local Development Framework Core Output Indicators, Office of the Deputy Prime Minister, London, October 2005.

³ Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008, Department of Communities and Local Government, July 2008.

Table 1.1 Summary of performance against old national Core Output Indicators

| COI | Description | Ealing 2011/12 | Score* | AMR Page |
|------------------------------|--|---|--------|---|
| Business Development | | | | |
| BD1 | Total amount of additional employment floorspace by type | 12,384 sqm gross -2,112 sqm net | AMBER | 73 |
| BD2 | Employment floorspace on previously developed land by type | 100% | GREEN | 73 |
| BD3 | Employment land available – by type | (i) 491 ha allocated in development plans (ii) unknown | AMBER | 73 |
| BD4 | Total amount of floorspace for 'town centre uses' | 192 sqm Town Centre uses, 1336 sqm. Borough wide uses. | RED | 91 |
| Housing | | | | |
| H1 | Plan period and housing targets | 890 units per annum 2011-2021 (London Plan) | GREEN | 60 See: Table 3.5.1 |
| H2(a) | Net additional dwellings – in previous years | 4,515 units 2005/06-2010/11 | GREEN | 61-62 See: Table 3.5.2 and Figure 3.5.1 |
| H2(b) | Net additional dwellings – for the reporting year | 599 | RED | 61-62 See: Table 3.5.2 and Figure 3.5.1 3 |
| H2(c) | Net additional dwellings – in future years | 5,957 units 2012/13-2016/17 | AMBER | 61 See: Table 3.5.3 |
| H2(d) | Managed delivery target | Refer to Figure 3.5.1 | GREEN | 62 See: Figure 3.5.1 |
| H3 | New and converted dwellings – on previously developed land | 100% | GREEN | 64 |
| H4 | Net additional pitches (Gypsy and Traveller) | 0 | GREEN | 64 |
| H5 | Gross affordable housing completions | 306 | GREEN | 65 |
| H6 | Housing Quality – Building for Life Assessments | 0 | AMBER | 67 |
| Environmental Quality | | | | |
| E1 | E1: Planning permissions granted contrary to EA advice** | 0 | GREEN | 26 |
| E2 | Change in areas of biodiversity importance | No change | GREEN | 49 |
| E3 | Renewable energy generation | 1568 kW capacity of renewable energy installed | GREEN | 29 |

| COI | Description | Ealing 2011/12 | Score* | AMR Page |
|-----------------|---|--|--------|----------|
| Minerals | | | | |
| M1 | Production of primary land won aggregates | Zero | GREEN | 23 |
| M2 | Production of secondary and recycled aggregates | Not available | RED | 23 |
| Waste | | | | |
| W1 | Capacity of new waste facilities by waste planning authority | 287 sqm | GREEN | 25 |
| W2 | Amount of Municipal waste arising & managed by management type*** | 129,921 tonnes: 32% recycled/composted/reused, 68% not recycled. | AMBER | 23 |

* Score:

| | |
|--------------|-----------------------------------|
| RED | No data collected or poor results |
| AMBER | Mixed or inconclusive results. |
| GREEN | Up on last year/on target. |

** Contrary to Environment Agency advice on flooding and water quality grounds

*** Waste arising and managed by waste planning authority

2. This is Ealing

Regional Context

Ealing is at the **centre of the West London sub-region**, within the London conurbation. The sub-region has a strong east/west axis and is well positioned in relation to Central London to the east and the Thames Valley to the west. The West London sub-region comprises the six boroughs of Ealing, Hammersmith & Fulham, Brent, Harrow, Hillingdon and Hounslow. The strategic importance of West London is strongly influenced by its existence within the “**Western Wedge**”, the part of London that stretches from Paddington through Park Royal and Wembley to Heathrow. This area has been one of the most dynamic growth areas in the country.

Growth will continue. The 2011 London Plan⁴ continues to expect growth for West London. Crossrail 1 is mentioned as a key infrastructure project which will accommodate that growth by linking East London to West London from Stratford through to Whitechapel, Paddington, Canary Wharf and Heathrow Airport.

The achievement of West London's aspirations will require a coordinated approach between agencies and stakeholders at both the sub-regional and regional levels. **The West London Alliance** is a good example of a key partnership. This coordinates the activities of the six local authorities, and takes a collaborative approach to improving the economic, environmental and social well-being of its communities. West London Alliance is linked to a broader West London Partnership, involving the local authorities, business, community organisations, health providers, and learning and skills agencies.

The People

Ealing's **population** is projected to be 339,300, as per the Office for National Statistics 2011 mid-year estimates. This is about 900 more than the 2011 Census population of the borough (338,449), and 15,000 more than the rolled-forward estimates (324,200) from the 2010 mid-year estimates. This means there has been a big gain for the borough through the estimates being based on the 2011 Census. Ealing remains the third largest borough in London, after Croydon (364,800) and Barnet (357,500). At 67%, Ealing has the same proportion of working age population (males 16-64 years and females 16-60 years, 237 days) as London overall, but higher than that in outer London (64%). Ealing has more children in the age-group of 0-4 yrs. (7.5%) as compared to London (7.2%) and England & Wales (6.2%), reflecting the high birth rates in Ealing. The proportion of children 0-4 years has grown by 32% during the period 2001-2011, one of the highest in London.

According to data from the ONS⁵ NOMIS website, 10.4 % of Ealing residents were unemployed from April 2011 to March 2012 compared to 9.3% in London and 8.1% in Great Britain. This figure is up from 8.5 % in the previous year. There are 167,700

⁴ <http://www.london.gov.uk/publication/londonplan>

economically active people in Ealing aged 16 and more. The State of Ealing 2012 data on employment rates in Ealing shows that the two largest employment sectors within which Ealing residents work are Public administration, Education and health (24.5%) and Transport and communications (20.8%). Similarly, Financial services (19.1%) and distribution, hotels and restaurants (18.9%), respectively, accounting these other business activities. These business sectors form part of the Services categories where 83.3% of Ealing's residents are employed.

Ealing's **diversity** has increased over the years like many other London boroughs; it is very diverse in character. Ealing is recognised as having the 3rd most ethnically diverse population in the country; the 2011 census confirms the rise in Ealing's diversity. Ealing is more ethnically diverse than London with 51 per cent (172,631) of its population not categorized as White. In London the same figure is 40.2 per cent (3.3 million). In 2011 48.2 per cent (163,228) of usual residents of Ealing were born outside the UK; in 2001 this was 37.3 per cent (112,311).

White was the largest ethnic group in Ealing with 49.0 per cent in 2011 (165,818). Within this ethnic group, White British was the largest group, making up 30.4 per cent of the usual resident population (103,035). The White ethnic group accounted for 49.0 per cent of the usual resident population in 2011, a decrease from 58.7 per cent in 2001. The White British, White Irish, Indian and Caribbean ethnic groups decreased between 2001 and 2011. The remaining ethnic groups increased, Any Other White background had the largest increase of 24,738 residents (6.3 percentage points). 57.9 per cent (196,008) of residents in Ealing did not select British as their national identity in 2011.

The most common non-UK countries of birth for usual residents of Ealing in 2011 were India, Poland and Ireland. Nationally the most common non-UK countries of birth for usual residents of England and Wales in 2011 were India, Poland and Pakistan. Poland showed by far the largest percentage increase in the top ten countries of birth, with a nine-fold rise over the last decade and following its accession to the EU in 2004. Ealing was ranked 4th, among the local authorities in England and Wales, for the number of its resident population born in EU Accession countries (28,283) and 5th for the number of its resident population born outside of the EU and the UK (73,785). Demands for an inclusive and accessible environment are key issues for the borough.

The Place

The London Borough of Ealing covers an **area** of around 55 sq.km in West London, and shares borders with Brent, Harrow, Hillingdon, Hounslow, and Hammersmith & Fulham. Ealing has five town centres, comprising a metropolitan centre, a major centre and three district town centres. It is well served by 3 underground lines and mainline train services. There are 19 major open areas in the borough (either designated as green belt or as metropolitan open land) and a total of 8.4 square kilometres of parks and green spaces, which is about 15% of the borough. There are 96 designated nature conservation sites, located in the borough's parks, along rivers, canals and railway lines.

⁵ NOMIS, Ealing Economically Active Time Series, Accessible at
[<http://www.nomisweb.co.uk/reports/lmp/la/2038431880/report.aspx?town=ealing#tabempunemp>]

The name Ealing comes from the Saxon place-name **Gillingas**, and a settlement is recorded here in the twelfth century. As London developed, the area of Middlesex that makes up modern-day Ealing became predominantly market gardens, but in the 1850s (with the Great Western Railway making travel much faster) villages started to grow into towns, and now the towns are part of the metropolitan conurbation. Today, Ealing, and in particular Ealing town centre, is a 'transport hub' for West London and has good access to central and East London. Below is a map of the borough showing the main centres.

The borough comprises seven distinct areas - Acton, Ealing, Greenford, Hanwell, Perivale, Northolt, and Southall. Each of these areas has diverse populations, but Southall is acknowledged as a centre of Asian goods, services and culture from the Indian sub-continent, with a regional and perhaps national catchment.

Crossrail 1 will serve major development and regeneration corridors including Southall which is identified as an opportunity area in the Draft Replacement London Plan. It is considered that there is great scope to enhance the local environment and complement its current strengths including its ethnic identity and its links with South Asia introducing a more diverse retail offer and securing an uplift in housing capacity as well as improvements in social infrastructure.

Looking Ahead

The latest population projections from the GLA suggest that the rate of **population growth** will continue to grow.⁶ Table 2 1 below shows that the population of Ealing will increase from 308,400 in 2001 to 363,800 by 2026 and the projected number of households will increase by 22,000. The latest 2011 census and the ONS 2011 mid-year population estimate the population to be 339,300⁷ and the number of households to be at 127,794⁸ indicating the growth in population and households to be higher than projected. The census also reveals that with an area of 5,552 hectares and census population of 338,449 persons, Ealing's population density was 61 persons per hectare – almost at the mid-point of all London boroughs. However, amongst Outer London boroughs Ealing had the third highest population density, behind Brent (72 persons per hectare), and Waltham Forest (66.5 persons per hectare).

⁶ GLA Population Projections 2011 Round, SHLAA, Borough SYA

Accessible from [<http://data.london.gov.uk/datastore/package/gla-population-projections-2011-round-shlaa-borough-sya>]

⁷ Ealing Council http://www.ealing.gov.uk/downloads/download/1330/household_projections

GLA Population Projections 2011 Round, SHLAA, Borough SYA

Accessible from [<http://data.london.gov.uk/datastore/package/gla-population-projections-2011-round-shlaa-borough-sya>]

339,300 - ONS 2011 Mid-year population estimates - http://www.ealing.gov.uk/downloads/download/1333/mid-year_population_estimates.-Subnational_Population_Projections,_Interim_2011-based <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcn%3A77-274527>

⁸ 127,794 - Households chargeable for Council Tax - Ealing Council Revenue –State of Ealing updated March 2012.

Table 2.1 Population and household projections, 2001-2026

| | | 2001 | 2006 | 2011 | 2016 | 2021 | 2026 | Change 2001-26 | % Change |
|-----|------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------|-----------------|
| GLA | Population | 308,400 | 314,000 | 330,200 | 345,900 | 355,400 | 363,800 | 55,400 | 15.2 |
| | Households | 118,100 | 121,000 | 125,800 | 130,900 | 135,200 | 140,100 | 22,000 | 15.7 |

Sources: GLA 2011 Round Demographic Projections

The revised population and household figures in conjunction with future estimates will allow the borough to better for the facilities and the infrastructure needed by the population. A number of sites have been identified for future development to meet the needs of the projected population and housing requirements. Over the period of the Development Strategy (2011-2026), these sites aim to provide 14,000 additional homes. Current sites under construction and with planning permission but not yet started and identified future sites with the capacity to accommodate residential development are included in the Housing Trajectory, as at 31 March 2012. Please refer to Topic 5 (Housing) of the AMR for residential development quantum's.

3. Delivering Local Development 2011/12

Introduction

This chapter looks at information about **planning policies and development** in Ealing from 1st April 2011 until 31st March 2012. It takes each of the development topics in turn. They are ordered as set out in the UDP, i.e. Strategy, Environmental Resources & Waste, Green Space & Natural Environment, Urban Design, Housing, Business, Shopping & Town Centres, Community Facilities, Transport, Legal Agreements, and Monitoring.

These '**topic profiles**' identify the relevant policies and guidance, note any changes in the context of these policies at national and regional levels, specify any other contextual information, and provide key contextual indicators.

Policies

The topic profiles then go on to consider **how the policies have 'performed' in the development control process**. The data is taken from **all applications considered at Planning Committee** (i.e. excluding delegated cases). This means that the most significant cases have been considered. The data is taken from the list of policies quoted in the officer report.

In addition, the policies used at **appeal** are examined. As in previous Annual Monitoring Reports (AMRs), the report identifies the number of times that different policies are used in planning appeals. If the inspector has agreed with the local authority, the policies are regarded as successful. The report also identifies the policies referred to in appeals upheld by the inspector. In these cases, the inspectors' letters were examined to see if inherent problems could be identified with any of the policies. Finally, the very few decisions on planning applications classified as 'departures' from the development plan are considered.

The policies in the UDP were adopted on 12th October 2004. The Planning and Compulsory Purchase Act 2004 indicates that these policies should be replaced by new policies in the local plan (previously known as the LDF) and that the **UDP policies are 'saved'** for three years from the date of UDP adoption. The local planning authority's consideration of which policies to save or to dispense with after that date, was set out in previous AMRs, having regard to government advice⁹. This monitoring data was used by the local planning authority in making recommendations to the Secretary of State about which policies should be retained, and which should be allowed to lapse. The Secretary of State's direction in response to these recommendations was received in September 2007. This is referred to in the topic sections below.

⁹ Department of Communities and Local Government: Protocol for handling proposals to save adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the 3 year saved period, DCLG, London, August 2006.

The overall effect of the Secretary of State's decision is that the UDP part one policies, comprising objectives for each UDP topic and for the monitoring process, (policies 1.1 – 1.9 and 1.11) are no longer saved. Nor is policy 5.1 on Housing Supply saved. These are effectively superseded by London Plan objectives and policies, as indicated in the topic sections, which follow.

New **Local Development Framework Objectives**, based on the London Plan and on Ealing's Sustainable Community Strategy, were put forward in the New LDF Issues and Options published in September 2007, as follows:

1. Promoting exemplary design which gives proper respect to Ealing's heritage
2. Maximising the benefits of Ealing's green space for people and wildlife
3. Encouraging a cleaner, greener environment for Ealing through careful use of energy and resources
4. Ensuring sufficient, high quality accommodation for all Ealing's residents
5. Creating sustainable, safe and convenient transport networks for people and freight, to and through Ealing
6. Placing Ealing at the heart of West London's cultural, sports and leisure activity
7. Designing out crime to make Ealing's environment safe, attractive and accessible for all
8. Encouraging a healthy and independent population in Ealing
9. Achieving and sustaining prosperity for communities and businesses across Ealing
10. Making Ealing a great place for young people and children to grow up

The UDP objectives that were in place at the beginning of 2011/12 are set out in the topic sections, which follow. In future years, the format will relate to emerging local planning proposals and their London Plan context.

Development and Performance Indicators

This section indicates the **amounts and types of development approved and completed** in each topic in 2011/12. The information is particularly important in relation to Housing, where there are formal performance targets. Each topic profile also has other specific indicators of development performance. The government's old national **Core Output Indicators** (set out in summary form in chapter one above) are included in topics 2 to 9. The relevant paragraphs are in a green text box, with a footnote stating the particular indicator.

Finally, each topic profile has **observations and conclusions** on the information provided. These comments are brought together in a concluding section of the chapter.

Topic 1: UDP Strategy

OVERALL OBJECTIVE

- 1.1 To secure a good environment for all, through sustainable development, meeting the needs of the different sections of the community, the different areas of the borough, and the borough's role in wider planning issues, now and in the future.**

As indicated in the introduction to chapter 3, all but one of the UDP Strategy policies, although in place until October 2007, was not saved beyond that date. The exception is 1.10 on Legal Agreements, which is dealt with in detail in topic 10 below. The London Plan provides the Mayor's overall objective - i.e. to accommodate all of London's growth within its boundaries without encroaching on green space. The overarching spatial policies in the plan include emphasis on the Mayor's Opportunity Areas (covering Park Royal and Southall) and Town Centres. (At the time of compiling this report, Ealing Core Strategy has been adopted, but not considered during the period 2011/2012).

UDP Strategy Policies (UDP Part 1) (saved until Oct 2007)

- 1.1 Overall Objective
- 1.2 Environmental Resources & Waste
- 1.3 Green Space & Natural Environment
- 1.4 Urban Design
- 1.5 Housing
- 1.6 Business
- 1.7 Shopping and Town Centres
- 1.8 Community Facilities
- 1.9 Transport
- 1.10 Legal Agreements (saved beyond October 2007)
- 1.11 Monitoring

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.21 Development Sites

Relevant Supplementary Planning Guidance

- SPG1 Sustainability Checklist
- SPG Development Sites
- Draft SPD9 – Planning Obligations

Relevant London Plan Policies

All policies in the London Plan 2011, where these differ from the UDP, London Plan policies have precedence.

Local Strategies & Priorities

Community Strategy 2006-16 (refreshed 2007 and 2011). This includes the local strategic partnership's vision statement for the borough: *"Ealing will be a borough of opportunity, where people enjoy living in clean, green and cohesive neighbourhoods, as part of a community where they are able to be safe, healthy and prosperous."*

New Priorities for the LDF: Local Development Scheme statutorily adopted September 2007; New issues & options published for consultation in September 2007, including objectives to replace UDP Strategy policies (except 1.10). See Chapter 2 above.

The council signed Nottingham Declaration on Climate Change, and resolves to produce a Climate Change Strategy (May 2007).

Context 2011-2012

During the 2011/12 the following **key changes in planning legislation** in England took effect or were proposed:

- July 2011 - government issued the Draft National Planning Policy Framework Consultation report.
- November 2011 - The Localism Act 2011 was enacted in November 15th 2011 which according to the government gives new freedoms and flexibilities for local government, new rights and powers for communities and individuals, reforms to make the planning system more democratic and more effective and reforms to ensure that decisions about housing are taken locally. This included the introduction of neighbourhood development plans.
- March 2012 – On March 27th 2012 government issued the National Planning Policy Framework. The Framework is to replace the suite of national Planning Policy Statements, Planning Policy Guidance notes and some Circulars with a single, streamlined document. It was accompanied by technical guidance covering flood risk and minerals policy. It retains key elements of PPS25 and existing minerals policy which are considered necessary to retention as an interim measure pending a wider review of planning guidance and new planning policy for traveller sites;

In London, the **London Plan 2011** is the strategic plan setting out an integrated social, economic and environmental framework for the future development of London, looking forward 20 years. It integrates the physical and geographic dimensions of the Mayor's other strategies, including broad locations for change and providing a framework for land use management and development, which is strongly linked to improvements in infrastructure, especially transport. It provides the London wide context within which individual boroughs must set their local planning policies. The plan takes the year 2031 as its formal end.

The London Plan 2011 was adopted and replaced the London Plan 2008 that was consolidated with alterations since 2004. The **London Plan** sets out how **Mayor of London** intends to address planning issues in London. It is much clearer, shorter and contains fewer policies, which are at a more strategic level. Each policy is now subdivided to show what it is aimed at and who it is for – with sections (where appropriate) on strategic, London-wide policy; policy to inform planning decisions (by London boroughs, or in the case of planning applications of strategic importance, the boroughs and the Mayor); and policy to help with the preparation of the boroughs' local plans.

In Ealing, further progress towards the preparation of plans of the **Local Plan** (previously known as the Local Development Framework) was made. The main achievement was the submission for examination in public of the Council's **Development (or Core) Strategy** which was submitted on July 21st 2011. The examination took place between November 1st-23rd 2011. The Inspector's report was received on February 6th 2012 and was published on February 9th 2012. The Inspector's overall conclusion is that, with the minor recommendations recommended in her report, that this Development Plan Document (DPD) satisfies the requirements of Section 20 (5) (a) and (b) of the 2004 Act (as amended) and the associated 2004 Regulations (as amended), and

also meets the soundness criteria set out in Planning Policy Statement 12. Thus, the Development Strategy has complied with the legal requirements and is sound. The Development was formally adopted at a meeting of Full Council on April 3rd 2012, a few days after the end of the current monitoring period.

In addition, further work continued on the preparation of **Sites and Management Policies DPDs** together with an associated revised **Policies Map**. Between August and September 2011 draft **Sustainability Appraisals** were published for consultation (together with non-technical summaries) for Development Sites and Management DPDs.

Contextual Indicators

Deprivation

Ealing occupies a middle position in terms of average deprivation ranking in London, ranking 13th of the 33 boroughs. In national terms, Ealing is more deprived on the 2010 indices of deprivation than the 2007 indices; now ranking 81st of the 354 local authorities in England where 1st is the most deprived. In 2007, the borough ranked 75th; in 2010, the borough ranked 70th. (Source: Rank of Average Rank, Indices of Deprivation, Communities and Local Government, 2007 and 2010).

Community Cohesion

Ealing's Resident's survey was carried out during Sept-Nov 2012. It is based on 3,230 face-to-face interviews with adults aged 18 years and above and 314 young people aged 11-17 years.

Nine in ten residents (90%) believe that people from different ethnic backgrounds get on well together, while a similar number (88%) believe that people respect ethnic differences. Both figures are in line with results received in 2009 and earlier year.

Personal Concerns

Crime including anti-social behaviour and terrorism remains the primary concern among residents, cited by 20% of the residents. This figure is the same as it was in 2010, following a significant drop from the 2009 level of 29%.

Since 2010 there has been an increase in the proportion of residents saying they are worried about a lack of jobs (19% in 2012 up 4 points from 2010) and specifically about a lack of jobs for young people (17% in 2012 up 6 points from 2010).

There has been a large increase in concern over the quality of health services in Ealing (19% in 2012 up 13 points from 2010). Concern over lack of affordable housing has risen from 7% in 2010 to 17% in 2012.

Key concerns around issues of the public realm such as: litter/dirt in streets; the quality of roads and pavements; dog fouling and street drinking have all seen a positive direction of travel from 2009 to 2012, with litter/dirt in streets and dog fouling having almost halved in that time.

UDP Policy Indicators

In previous AMRs, there has been careful consideration of the continuing value of the UDP policies. The Council made recommendations to the Secretary of State about which policies could be dispensed with, and which should be retained.

As per the recommendations issued by the Secretary of State in September 2007, All UDP policies from Chapter One have lapsed in the context of the London Borough of Ealing delivering its Local Development Framework to the exception of policy 1.10 on Legal Agreements and Partnerships which was the only one saved and should have been the only one to be quoted in order to support planning decisions.

However, Strategic Policies from Chapter One that were cited in relation to planning decisions include policy 1.10 (Legal Agreement and Partnerships) in thirty-seven instances, and two instances for each of policies 1.1, 1.5, 1.6 and three instances for 1.4. In relation to appeal decisions, policy 1.9 (Transport) was quoted in one instance in relation to an allowed appeal. Saved policy 1.10 (Legal Agreements) was referenced in 37 instances in relation to planning decisions, and in 1 instance in relation to dismissed appeals.

For this year's AMR, Urban Design Policies from Chapter 4 and Housing Policies from Chapter 5 are used most in planning appeal decisions with 717 and 238 references respectively in the 128 cases considered by the Planning Committee. Transport policies (Chapter 9) were second with 380 instances and housing policies from Chapter 5 was fourth referenced 238 times. SPG7 (Accessible Ealing) was quoted most frequently of all SPDs/SPGs in relation to planning decisions, a total of 105 times. This was followed closely by SPG10 (Noise and Vibration) 94 times, SPG8 (Safer Ealing) 91 times, SPG4 (Refuse and Recycling Facilities) 78 times, SPG9 (Trees and Development Guidelines) 77 times and SPD2 (Community Facilities) 45 times...

Development Indicators

The planning permissions adding to the development pipeline in 2011/12 in relation to the 92 **Development Sites** listed in Table 10.21 of the UDP Ealing are considered in the topic profiles set out below.

In 2011/12, there were 28 permissions given on these development sites se sites which were markedly up on previous years 4 permissions and these are shown in Table 3.1.1 below.

Table 3.1.1 Progress on the implementation of UDP Development Sites, 2011-12

| Area | UDP Site | UDP Site Name | Reference | Planning Permission Address | Planning Permission Description |
|--------------------|-----------|---|--------------|---|---|
| Acton (Park Royal) | 10.21.16 | Atlas Road | P/2010/5054 | Atlas House and Builders Yard Atlas Road, Park Royal | Change of use of existing builder's yard and premises to a bus depot for up to 150 buses. |
| Acton | 10.21.12 | Acton Town Hall, High Street and Baths, Salisbury Street W3 | PP/2011/5230 | Acton Town Hall and Kings Room High Street, and Acton Swimming Bath Salisbury Street, Acton | Construction of 3 storey building comprising replacement swimming pool and other community facilities. |
| Acton | 10.21.17 | Southern Gateway | P/2011/2338 | Portal Way Acton | Redevelopment to provide 2 mixed use buildings for 184 student units on upper floor and 382 m. sq on ground floor for use as student lounge and lobby uses. |
| Acton | 10.21.17 | Southern Gateway | PP/2011/4500 | Unit 192 Ebbett Court Victoria Road Acton. | Change of use to Pizza Take Away |
| Acton | 10.21.17 | Southern Gateway | PP/2012/0132 | 5 Portal Way Acton | Creation of a first floor mezzanine level. |
| Acton | 10.21.17 | Southern Gateway | PP/2011/4847 | 6 Portal Way Acton | Infill extension for office use |
| Acton | 10.21.17 | Southern Gateway | PP/2011/4885 | 154 Victoria Road Acton | Change of use from retail unit to hot food takeaway. |
| Ealing | 10.21.94 | Liverpool Victoria Sports Ground, Carbery Avenue | P/2011/4374 | Former Liverpool Victoria Sports Ground Pavillion, Carbery Avenue, Acton | Demolition of existing Pavillion and construction of new Pavillion. |
| Ealing | 10.21.51 | 2 – 4 Uxbridge Road | P/2010/2300 | 2 – 4 Uxbridge Road West Ealing | Continue use of 5 Self-Contained flats. |
| Ealing | 10.21.51 | 131 – 149 Broadway, West Ealing | P/2010/2259 | 149 Broadway, West Ealing | Continue use of 3 flats. |
| Ealing | 10.21.51 | 131 – 149 Broadway, West Ealing | P/2010/4784 | 143 – 145 Broadway, West Ealing | Construction of a financial professional services unit of ground floor and 9 Self-Contained flats. |
| Ealing | 10.21.65b | (a – c) North of Uxbridge Road sites | PP/2010/4585 | 32 – 38 Uxbridge Road (Westel House) Uxbridge Road, Ealing | Mixed use development comprising of 96 flats and 129 bedrooms hotel. |

| Area | UDP Site | UDP Site Name | Reference | Planning Permission Address | Planning Permission Description |
|-----------|----------|--|--------------|--|---|
| Ealing | 10.21.55 | Ealing Green Site – Ealing Studios, Ealing Hammersmith & West London College (Former Ealing Tertiary College), PO, St Mary's House and BT Building | PP/2011/1069 | Walpole Court, Ealing Green, Ealing. | Change of use of units from B1 office to Flexible use B1 office and/or D1 education use. |
| Ealing | 10.21.58 | Town Hall Annex, Council car parks and Nos. 2 – 12 New Broadway | P/2011/2609 | Land at Dicken's Yard and the Church of Christ the Saviour and 2 – 12 New Broadway Ealing | Revision to existing permission (P/2008/0156) for external and internal alterations and change of use of part of lower & upper basement, ground floor and first floor between retail/residential car parking. |
| Greenford | 10.21.85 | Town Centre Car Park / Broadway Car Park | P/2009/0034 | Former Granada Cinema – Town Centre Car Park and Adjoining Buildings Greenford Road, Greenford | Redevelopment of retail store and provision of community use units. |
| Greenford | 10.21.85 | 177 & The Stall, Greenford Road | PP/2011/1764 | 177A Greenford Road, Greenford | Two storey buildings with basement to be used as Fruit and Vegetable retail shop and Sweetshop, ground floor as Juice Bar, first floor as Restaurant. |
| Hanwell | 10.21.77 | 3 – 21 Broadway Building – Boston Road and 132a Uxbridge Road, W7 | PP/2011/2904 | 9 Broadway Building – Boston Road Hanwell. | Change of use from financial and professional services to Tattoo & Piercing Studio. |
| Hanwell | 10.21.73 | Previously 37 – 39 Boston Road | P/2011/2730 | 33 – 41 Boston Road, Hanwell | Construction of 1st & 2nd floor extension to accommodate 2 flats |
| Hanwell | 10.21.78 | 79 – 101 Uxbridge Road and land to rear | PP/2011/3777 | 79 – 101 Uxbridge Road and land to rear Hanwell | Redevelopment to provide 9 houses |

| Area | UDP Site | UDP Site Name | Reference | Planning Permission Address | Planning Permission Description |
|----------|----------|---|--------------|--|---|
| Southall | 10.21.32 | 75 High Street | P/2009/3255 | 75 High Street Southall | Redevelopment of site to provide commercial floor space on ground floor and 26 flats above. |
| Southall | 10.21.96 | Tentelow Lane, Southall | P/2010/1894 | Former Boatyard, Tentelow Lane, Southall | Redevelopment of boatyard site to provide 26 flats and 4 houses. |
| Southall | 10.21.31 | 1 – 63 High Street 2 Lady Margaret Road | P/2010/4916 | 57 – 59 High Street, 2 Lady Margaret Road, Southall. | Redevelopment 2 retail units on ground floor and 8 flats above. |
| Southall | 10.21.38 | Southall West | P/2011/1361 | 68 The Green, Southall | Conversion of first floor accommodation to night club use |
| Southall | 10.21.38 | Southall West | P/2011/2411 | Site of TRS Wholesale Southbridge Way, Southall | Extension to warehouse and Cash & Carry Complex |
| Southall | 10.21.38 | Southall West | P/2011/1673 | 2 Dilloway Industrial Estate, The Green Southall | First floor extension to vehicle repair garage. |
| Southall | 10.21.36 | Southall Station Tracks, The Arches Business Centre and Southall Community Centre, Merrick Road | PP/2010/4331 | Southall Community Centre 20 Merrick Road, Southall | Extension to Southall Community Centre to provide Tea Room, Museum, Art Gallery and Exhibition Area. |
| Southall | 10.21.44 | Beaconsfield Road Southall Road | PP/2011/4977 | 23 – 25 Beaconsfield Road Southall | Construction of part two storey part single storey building in conjunction with existing use as doctor's surgery. |
| Southall | 10.21.23 | Adelaide Depot, Salisbury Road | P/2011/0811 | Adelaide Depot, Salisbury Road, Southall | Minor material amendment to housing tenure from 60 Affordable units and 43 Private units to 103 Private units. |

Observations and Conclusions

This report covers the eighth year since the Ealing UDP was adopted, and the seventh full year of the new planning system. The broad indications are that the UDP policies provided a comprehensive basis for planning decisions, and there was sufficient interest expressed in the UDP development sites, for their designation to be regarded as successful

However, most of the strategic policies referred to in this section were not saved beyond October 2007. The role of these policies is effectively undertaken by London Plan policies, and in due course, these will be supplemented by new local planning core strategy policies, to provide a clear spatial vision for the borough. A further round of stakeholder and public consultation on the Development Sites, Development Management and the Policies Map are expected to take place June - August 2012.

Topic 2: Environmental Resources and Waste

OVERALL OBJECTIVE

- 1.2 To secure a pattern and form of land use consistent with the efficient use of land, water and energy which safeguards air quality, minimises waste and forms the basis for sustainable local communities in Ealing.**

It should be noted that the above policy/objective taken from chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan, and the emerging Local Plan. In this regard objective 6 of the consolidated London Plan is relevant which seeks 'To make London a more attractive, well-designed and green city. Objective 3 of the emerging replacement London Plan is also relevant – 'Encouraging a cleaner, greener environment for Ealing through careful use of energy and resources'.

UDP Environmental Resources and Waste Policies

- 2.1 Environmental & Other Sustainability Impacts
- 2.2 Regeneration of Special Opportunity Sites
- 2.3 Land - Mineral development
- 2.4 Land - Mineral Aggregates Distribution
- 2.5 Water - Drainage, Flood Prevention and Environment
- 2.6 Air Pollution and Quality
- 2.7 Contaminated Land
- 2.8 Hazardous Substances
- 2.9 Energy (part saved – largely superseded by LP policies)
- 2.10 Waste Minimisation and Management
- 2.11 Waste Environmental Impacts

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas

Relevant London Plan Policies¹⁰

- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.4 Retrofitting

- 5.5 Decentralised energy networks
- 5.6 Decentralised energy in development proposals
- 5.7 Renewable energy
- 5.8 Innovation energy technology
- 5.9 Overheating and cooling
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 5.17 Waste capacity
- 5.18 Construction, excavation and demolition waste
- 5.19 Hazardous waste
- 5.20 Aggregates
- 5.21 Contaminated land
- 5.22 Hazardous substances and installations

Relevant Supplementary Guidance

- SPG1 Sustainability Checklist
- SPG2 Water, Drainage, Flood Risk and Development
- SPG3 Air Quality & Pollution (Draft)
- SPG4 Refuse and Recycling Facilities
- SPG12 Greening Your Home

¹⁰ Policies based on the 2011 London Plan.

Local Strategies & Priorities

Community Strategy (2011)

Ealing's Air Quality Strategy and Management Plan

Ealing Contaminated Land Strategy

Ealing's Climate Change Strategy (2008)

Ealing's Waste Collection Strategy (2003)

Ealing Strategic Flood Risk Assessment

West London Waste Development Plan Document – Proposed Sites and Policies, Sustainability Appraisal, and supporting Evidence Base report

Context 2011-12

In July 2011 the Mayor published the new adopted London Plan. Tackling Climate Change is identified as a key priority area. Chapter 5 of the London Plan 2011 in particular comprises policies for climate change mitigation, adaptation, waste, aggregates and contaminated land.

The Council published its Preliminary Flood Risk Assessment (PFRA) in June 2011, which provides a high level overview of flood risk from all sources within the local area.

In West London, Ealing (alongside Brent, Harrow, Hillingdon, Hounslow and Richmond) are continuing to progress the preparation of a joint waste development plan document. The boroughs are preparing the next stage of the plan, the Proposed Submission version, and are reviewing its contents and proposals in the light of recent new legislative requirements, in particular the duty to co-operate introduced by the Localism Act, 2011.

Contextual Indicators

Water Quality

There are 3 river water-bodies within the boundaries of Ealing; Brent, Crane and Yeading Brook, although the River Crane doesn't flow through the borough. Two branches of the Grand Union Canal also run through the borough. All of the above water bodies/courses are designated under the Water Framework Directive (WFD). Through the WFD a programme of measures to improve the ecological status of the water bodies have been developed. The tables below identify the latest and predicted ecological status of the designated water bodies in the borough, and the breakdown of physico-chemical and biological status.

Table 3.2.1 Ecological status – includes biological, physico-chemical and hydromorphological status

| Water Body | 2009 Classification Status | 2015 Prediction |
|---|----------------------------|-----------------|
| Grand Union Canal | Good | Good |
| River Brent (below Silk Stream to Thames) | Poor | Poor |
| Yeading Brook (east arm) | Moderate | Moderate |
| Crane (including part of Yeading Brook) | Poor | Poor |

Table 3.2.2 Chemical water quality – physico-chemical status under the Water Framework Directive

| Water body | Physico-Chemical Status | Dissolved Oxygen | pH | Phosphate | Ammonia |
|---|--------------------------------|-------------------------|-----------|------------------|----------------|
| Grand Union Canal | Not assessed | - | - | - | - |
| River Brent (below Silk Stream to Thames) | Moderate | Good | High | Poor | Good |
| Yeading Brook (east arm) | Not assessed | - | - | - | - |
| Crane (including part of Yeading Brook) | Moderate | Good | High | Poor | Good |

Table 3.2.3 Biological status under the Water Framework Directive

| Water body | Biological Status | Diatoms | Macro-phytes | Macro-invertebrates | Fish |
|---|--------------------------|----------------|---------------------|----------------------------|-------------|
| Grand Union Canal | Not assessed | - | - | - | - |
| River Brent (below Silk Stream to Thames) | Bad | Poor | Poor | Bad | Poor |
| Yeading Brook (east arm) | Poor | - | - | Poor | - |
| Crane (including part of Yeading Brook) | Poor | Poor | Moderate | Moderate | Poor |

Source: Environment Agency

Air Quality

Various indicators are available with respect to air quality. The most useful measures 'the number of days when air pollution is moderate or high'. Whilst the Council currently monitors air quality from various points in the borough, this data has only been consistently collected from a small number of sites in the borough over the past 6 to 7 years, which is critical if any sort of comparison is to be made overtime.

For previous monitoring periods data from the Acton Town Hall monitoring site has been analysed. Since early 2012 however, monitoring has ceased to be undertaken from this site. There are a number of other monitoring sites in the borough, with the primary site now being 'Ealing Southall' (Blair Peach School). Data has been collected and monitored from this site since 2004. Given the quite different local context that exists in relation to each of these sites, it would not be appropriate to compare the earlier data for Acton Town Hall with this site. Since 1st January 2012 the banding system for determining the level of pollution has also changed across all sites in London. Accordingly, analysing trends overtime with data from previous years from any single site is also not possible for this monitoring period. For future monitoring periods it is important however to establish data for this year. With regard to the 'Ealing Southall' site in respect of PM10, Nitrogen Dioxide and Ozone, there were 9 days when air pollution was moderate or high (PM10 accounted for 7 days and Ozone for 2 days).

Waste Recycling

Total municipal waste arisings for the 2011/12 period was 129,921 tonnes (a reduction from the 2010/11 figures). A breakdown of how this waste is managed is provided below. Municipal waste effectively comprises household waste with a small amount of commercial waste managed by the authority.

Core Output Indicator W2: Amount of municipal waste arising and managed by management type.

Total municipal waste for the 2011/12 period was 129,921 tonnes.

| | |
|----------------------------------|---------------------|
| Recycled/Composted/Reused | 42,469 (32%) |
|----------------------------------|---------------------|

| | |
|---------------------|---------------------|
| Not Recycled | 87,452 (68%) |
|---------------------|---------------------|

A detailed breakdown by management type was not available for this monitoring period.

In terms of how this waste is managed, Ealing has achieved a steady increase in recycling levels (32% - 42,469 compared with 22% for the previous year).

Ealing alongside five other West London Boroughs are currently in the process of preparing a joint Waste Development Plan Document. A key output of this work will be the identification and safeguarding of sufficient sites to accommodate waste management facilities. The development of such facilities will help contribute towards achieving the boroughs targets in terms of recycling and landfill diversion. Consultation on the Publication draft of the document is due to be undertaken in Spring 2013.

Aggregates

Core Output Indicator M1: Production of primary land won aggregates - The production of primary land won aggregates is zero. There are no current workings within the borough.

Core Output Indicator M2: Production of secondary/recycled aggregates - Data on secondary/recycled aggregates is unavailable at present. There are currently 3 aggregate distribution sites within the borough, but it is unclear whether these operations include the refinement of secondary/recycled aggregates. It is noted that approximately 90% of construction and demolition waste in London is already reused/recycled.

UDP Policy Indicators

When compared with other UDP chapters, the number of occasions where chapter 2 policies were quoted in planning committee decisions was relatively frequent, although not as high as some chapters such as chapter 4 (717) and 9 (380). In total there were 343 occurrences where chapter 2 policies were referenced (each reference to policy is only counted once for each case).

This could reflect the emphasis now being placed on sustainability and climate change issues. It is also noted that the frequency of use of different policies in chapter two also varies quite significantly. This could be explained by the fact that some chapter 2 policies are only relevant to certain types of applications – for example policies 2.3 and 2.4 on mineral development (with no noted occurrences). Those policies referenced more frequently, were often those which dealt with site constraints such as contaminated land (2.7 - 34) and flooding (2.5 - 51), although even these do not apply in all areas. Policies such as 2.1 'Environment and Other Sustainability Impacts' (74), 2.6 'Air Pollution and Quality' (41), 2.9 'Energy' (51) and 2.10 'Waste Minimisation and Management' (73) have a wider application, explaining their more frequent use

If policies have been quoted in **appeals** that have been dismissed, these can be taken as indicating success. During this period only one case (P/2010/5036) was recorded where a policy in chapter 2 was referenced (in this instance policy 2.1). In the case of appeals upheld only one case (P/2011/1361) was recorded in which policies in Chapter 2 were referenced (in this instance policy 2.10). Whilst the Inspector disagreed with the authority's interpretation of the policy, they identified no inherent flaws with the policy itself.

Eight applications were advertised as departures during the year. Seven were approved, and one refused. Whilst policies in chapter 2 were relevant to the determination of these applications, these did not impinge on whether the applications should be treated as a departure or not.

In the 2005/06 AMR (published December 2006), there was careful consideration of the continuing value of the UDP policies. This review was itself considered at Cabinet in March 2007, and the Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. In September 2007, the Secretary of State upheld the Council's recommendations that all of the Environmental Resources and Waste policies should be retained.

Development Indicators

In considering the **completions and permissions** data for chapter 2, change in floorspace for waste and mineral facilities have been monitored. An analysis of all B2, B8 & Sui Generis completions/permissions have been undertaken to identify where such changes have occurred.

Core Output Indicator W1: The capacity of new waste management facilities by type. One application (P/2011/2164) was approved during the year for a waste recycling facility for office waste. Data with regard to throughput capacity is unknown. It is noted however that the facility is relatively small at only 287 sq. m. No other installations were approved/completed during the monitoring period.

As noted above only one application was approved during the year relating to waste management. Unfortunately, the throughput capacity figure was not available as part of the application material. As a licensed facility it is possible that this could be sourced from the Environment Agency. Given the relatively small size of the facility it is likely that this throughput is relatively small. Work is also continuing on the preparation of a joint Waste Development Plan with the five other West London Waste Authority boroughs.

No changes were recorded in respect of mineral facilities.

Other Performance Indicators

Review of Sustainable Development Checklist

Policy 2.1 'Environmental and Other Sustainability Impacts' encourages applicants of major developments to complete the Sustainability Checklist. It is noted that whilst a number of developers have completed the checklist, often as part of Energy/Sustainability Statements, its use has tailed off over recent years, largely being superseded by the more up to date requirements of the Mayor's Sustainable Design and Construction SPG, or the Code for Sustainable Homes/BREEAM pre- and post-construction assessments.

Accordingly, given its ad hoc usage, an analysis of completed checklists is not considered to be representative of the overall sustainability of new developments in the borough. Based on the findings of the energy evidence base, all new major residential developments will be expected to achieve as a minimum Code Level 4 of the Code for Sustainable Homes and BREEAM 'Very Good' rating and submit pre- and post-construction assessments. The pre-assessments will be considered to be a new indicator in future monitoring reports. Further analysis is provided below.

Progress in respect of the development of the borough's six special opportunity sites.

This indicator monitors the six sites¹¹ referred to in policy 2.2 'Regeneration of Special Opportunity Sites'. The planning status of each of these sites is set out below:

¹¹ The six special opportunity sites defined above are those identified in the adopted 2004 UDP. As part of the submission draft of the Development Strategy it was proposed that this designation be removed from three of the sites – Southall Gas Works, Grand Union Village and Atlas Road. The boundaries for Greenford Green and Southern Gateway were also proposed to be extended. The appropriateness of the Special

- **Southall Gas Works:** No works have yet commenced on the site awaiting a legal agreement. No further applications have been submitted in respect of this proposal.
- **Atlas Road:** An application for the redevelopment of the northern end of the site to provide a single storey building comprising 28 units for B1, B2 and B8 uses, was approved on appeal. This permission has not been implemented. A further application for a change of use of the existing builders' materials storage yard and premises to bus depot for up to 150 buses, including bus servicing, ancillary offices etc. was submitted in January 2011. This application has since been approved in June 2011.
- **Glade Lane:** The future use of this site is being reviewed as part of the emerging Local Development Framework and the Southall Opportunity Area Planning Framework.
- **Grand Union Village:** Works on this site are now largely completed.
- **Southern Gateway/Gypsy Corner:** Redevelopment in progress. The role of the Southern Gateway site and its development potential has been considered further in the context of the Park Royal Opportunity Area Planning Framework. A position statement for the Southern Gateway site was also produced and further discussions are ongoing. This permission (P/2009/4065) was also granted during the year (May 2010) for the development of student accommodation (718 bedrooms) and retail / financial and professional / food and drink / hot food take-away (286 sq. m. A1/A2/A3/A5), at the northern end of the site. Works are close to being completed on this site. A further five applications were approved, three on Portal Way and two on Victoria Road. Permission was granted in December 2011 for re-development to provide two mixed-use buildings comprising 184 student units on the upper floor, and space on the ground floor for retail, restaurants and D1. Permission (P/2011/2338) was also granted for the creation of a biodiversity park and community pocket park. During February and March applications were approved for a two storey infill extension for office use and the creation of a mezzanine floor at first floor. The two applications at Victoria Road related to the change of use retail units to hot food take-aways and coffee shop.
- **Greenford Station & land to the north:** No applications have been submitted for the redevelopment of this site during the year, although various pre-application inquiries have been made.

Drainage and Flood Risk

Core Output Indicator E1: The number of planning applications granted which are contrary to the advice of the Environment Agency on flooding and water quality grounds. None. The Environment Agency lodged initial objections to 6 applications, of which 4 were approved. These objections were satisfactorily addressed through the application process, following revisions and receipt of additional information, and or following the imposition of appropriate conditions.

Opportunity Site designation has subsequently been reviewed during the Examination in Public into the Development Strategy, and this designation has been deleted from the adopted Development Strategy (April 2012).

During the period 1st April 2011 to 31st March 2012 the Environment Agency lodged objections to 6 applications in the borough on flood risk grounds. Of these, two applications were refused (P/2011/3237 & P/2011/3434). The Environment Agency objected to the quality of information provided as part of the FRA in respect of all of these applications. In the case of P/2011/0923, whilst the Environment Agency raised initial objections, these issues were subsequently addressed to their satisfaction. Thereupon the Agency's objection was removed.

In the case of P/2011/2411 the developer's drainage and flood risk engineers prepared revisions to satisfy the Environment Agency's requirements. Additional conditions were also attached to this decision to satisfy the Environment Agency's initial objection. Similarly initial objections to case P/2011/5045 was resolved following the imposition of appropriate conditions. It should be noted that the decision on this application is still awaiting the completion of a legal agreement, and the planning committees decision which resolved to grant permission, took place outside of the monitoring period.

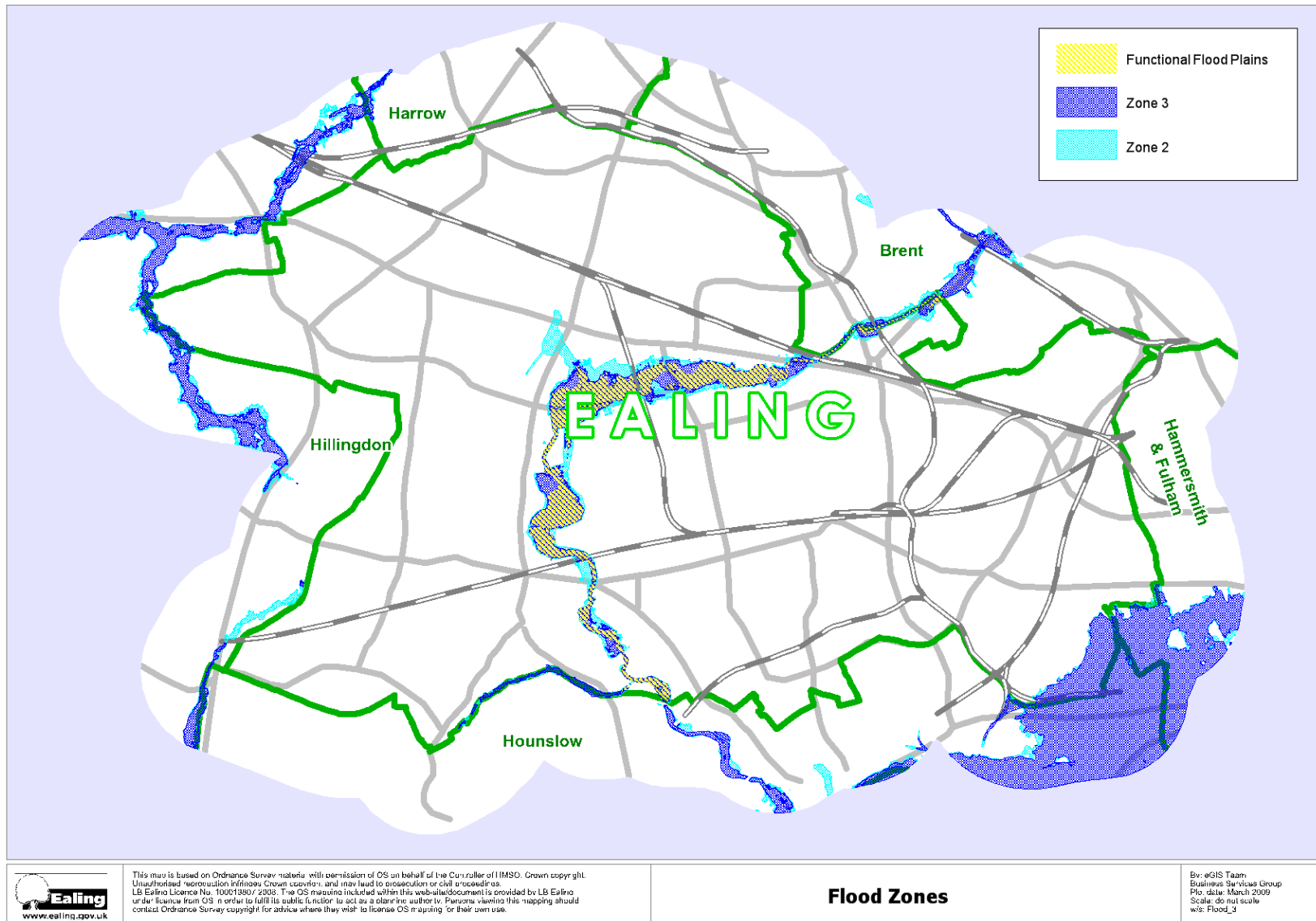
The Environment Agency also raised objections to P/2011/3529, although this case had not been determined during the monitoring period.

It is noted too that no objections by the Environment Agency were lodged on water quality grounds during the same period.

The Council have undertaken and completed a Level 1 Strategic Flood Risk Assessment (March 2008). As shown in Figure 2.1 below, the borough has some land within flood zones 2 and 3. Flood zone 2 represents the 1 in 1000 year probability of flooding, and flood zone 3 represents the 1 in 100 year probability of flooding.

Approximately 5% of land (285 hectares) in Ealing is within flood zone 2 – within this 84% is fluvial (river) flood risk and 16% is tidal. Approximately 4% of the land (207 hectares) in Ealing is in flood zone 3 – within this 80% is fluvial and 20% is tidal flood risk. The area of land within flood zones 2 and 3 extends through the centre of the borough around the River Brent. Other areas include the south-east corner of the borough, which is at risk of tidal flooding from the Thames.

Figure 3.2.1 Flood risk in Ealing



In Ealing borough, there are approximately 3,200 properties at risk of flooding from river and tidal sources. This equates to 2 per cent of all properties in the Borough, the majority of which are residential. Around 46% of those at risk are vulnerable to tidal flooding and the remaining 54% are vulnerable to fluvial (river) flooding. Around 84% of these properties are within areas where the likelihood of flooding is low due to protection from defenses.

The majority of properties at risk are in areas with a low likelihood of flooding. In terms of future development, those sites currently being considered as part of the Development Sites DPD, have been subjected to a sequential test. There are approximately 41,600 properties in Ealing within areas of risk of surface water flooding at potential depths of >0.1m, and 10,600 properties in areas at risk of flooding to potential depths of >0.3m (Surface Water Flood Map, November 2010).

Renewable Energy Generation

Core Output Indicator E3: Renewable energy capacity by installed capacity and type.

The overall renewable and low carbon energy capacity installed for this period is 1,568 kW.

The focus of this core output indicator is to monitor progress in relation to the performance of policies in delivering/securing renewable installations. Since the establishment of this core output indicator it is important to note that the general direction of energy policies has shifted. Policy 2.9 of the UDP, and earlier policies of the London Plan focused specifically on the need for on-site renewables, and set specific percentage saving targets in this regard. Whilst there is clearly a sound basis for such policies, it is noted that the use of renewables should normally only be considered after all other energy saving methods/techniques have been employed and not at the expense of achieving these first. This is the fundamental basis of the energy hierarchy.

The policies of the London Plan and emerging local policies have sought to redress this imbalance. In particular policy 5.2 of the London Plan sets percentage carbon emission saving targets beyond current (2010) Building Regs. These targets relate to regulated energy only. In demonstrating compliance with these targets the policy requires applicants to adhere to the principles of the Mayor's Energy Hierarchy. This hierarchy prioritises lean measures (passive) first and then to consider the efficient supply of energy (i.e. through utilising CHP), and finally, and only once the other elements of the hierarchy have been maximized, to consider the use of renewables.

To demonstrate compliance developers are expected to submit an Energy and Sustainability Statement¹² to show how the objectives of both the London Plan and existing and emerging local policies are to be realised and in particular the steps taken to apply the Mayor's energy hierarchy. This should demonstrate the predicted energy and associated carbon dioxide emission savings achieved through the incorporated energy efficiency measures and low/ zero carbon technologies. This statement should also

¹² http://www.ealing.gov.uk/downloads/download/1564/energy_statement_guidance

assess the feasibility & viability of utilising Combined Heat and Power (CHP), Combined Cooling Heat and Power (CCHP), community heating onsite, and or connecting to an existing or proposed decentralised energy network in the wider area.

Whilst current policies are less rigid in terms of the contribution of renewables to achieving the overall carbon emission saving targets established in policy 5.2, policy 5.7, in the supporting text at least, does still set an aspirational target that all major developments should reduce carbon dioxide by at least 20% through the use of renewable energy generation where feasible. Similarly within Ealing we also seek to achieve similar reduction through renewable technology, although a flexible approach is adopted, and lower levels of renewable technology will be allowed where passive measures and CHP contribution is high.

A considerable number of energy assessments have been submitted during 2011/12 which has been forwarded to the Planning Policy Team for comment. In addition, applications for minor developments incorporating renewable installations, which have not been triggered by policy, are also forwarded for monitoring purposes. It should be noted however that this still represents an incomplete picture as not all energy statements/details have been referred to the team for verification/monitoring. In particular, in a number of cases compliance with policy has been secured through the use of conditions requesting the submission of details. Conditions/details are not presently monitored, adding to the uncertainty surrounding this data. Furthermore, it is probable that a number of installations will have been completed without the need for planning consent, and accordingly there is no easy way to monitor this. This has increased with the changes (October 2008) to the regulations on permitted development.

Some of the major applications that were forwarded to Planning Policy for observations include Nash House, Portal Way, Colonial Drive, 631-635 Whitton Avenue, St Marks, Hobbayne and St Gregory Primary Schools, the redevelopment of Featherstone High School, West London Academy, Vacant Land adjoining Tetris (A40) building Green Park, 1-20 Sir Alexander Close, 81,83,85 Madeley Road 58, 60, 62 Hanger Lane, 46-54 Beresford Road Southall, Site of TRS Wholesale Southbridge Way, Land Rear of 79-101 Uxbridge Road, redevelopment and refurbishment of Acton Town Hall, Wood End Junior School, Units 1 & 2 Perivale Industrial Park Horsenden Lane South Perivale, 75 Rectory Park, 283 High Street Acton, Great Western Industrial Park Dean Way, Glastonbury Court Talbot Road, Britannia Close, 628 Western Avenue (hotel), 629 Western Avenue (data centre & office), Land Adj to Units G and H Bridge Road Industrial Estate and the former boatyard Tentelow Lane.

For the reasons outlined above Core Output Indicator E3 is necessarily representative of the success of energy policies, which are designed now to achieve the principles of the hierarchy. It is helpful therefore to provide some analysis based on the different stages of the hierarchy, which is set out below.

Sustainable Design and Construction

| | |
|------------------|--|
| Objective | Addressing climate change and protect and enhance our environment |
| Target | Achieve or exceed minimum requirements of Building Regulations Part L 2010. Be Lean stage of Energy Hierarchy |
| Target met | Mostly met |
| Related policies | <ul style="list-style-type: none"> - London Plan 2011 Policies 5.2, 5.3 - Policy 1.1k and 1.2f of Adopted Development Strategy 2026 (April 2012) |

Adoption of the highest standards of sustainable design and construction is the first stage of the Energy Hierarchy (Be Lean). In order to achieve the greatest CO2 emissions reduction, schemes are firstly asked to reduce the energy demand through good design including passive features, such as daylighting, shading and natural ventilation, improvement to the building fabric, for example replacing windows or adding insulation and upgrades to equipment, including more efficient lighting, heating and cooling systems. Improving the building's fabric is often the most cost effective way of achieving significant energy savings and carbon dioxide emissions reduction. Any reduction achieved through the improvement in building's elements performance, will also reduce the requirement for on-site generation from renewable and/or low carbon energy sources.

This indicator does not cover CO2 reduction from CHP or renewable energy. However, because the sustainable design and construction principles are the first in the Energy Hierarchy and the most important in reducing the carbon dioxide emissions and conserving energy, the recording of the number of applications that either met or exceeded Building Regulations Part L 2006 and 2010 was considered important.

7 and 17 out of 38 planning applications exceeded Building Regulations Part L 2006 and 2010, respectively, through design alone. An average percentage reduction of 15% and 12.6% in regulated CO2 emissions was achieved from the implementation of passive design principles and improvement in energy efficiency against Part L 2006 and 2010, respectively.

10 out of 38 planning applications forwarded to Planning Policy achieved the CO2 emission reduction target of 25% through the incorporation of energy efficiency and a low carbon or renewable technology.

The remainder of the planning applications have been approved but further information relating to energy has been requested through conditions.

Supply Energy Efficiently

| | |
|------------------|---|
| Objective | Addressing climate change and protect and enhance our environment |
| Target | Supply energy efficiently. Promote the use of low carbon technologies and low carbon heat networks. Be Clean stage of Energy Hierarchy |
| Target met | Partly met |
| Related policies | <ul style="list-style-type: none"> - London Plan 2011 Policies 5.2, 5.6 - Policy 1.2f of Adopted Development Strategy 2026 (April 2012) |

Supplying energy efficiently through the connection to an existing CHP (combined heat and power) system/network or communal heating and cooling may be the most resource efficient option, allowing more effective use to be made of heat, power and cooling. All the planning applications forwarded to the Planning Policy considered the feasibility and viability of connecting to an existing energy network or developing a site wide CHP network or incorporating a communal heating network.

This indicator does not cover CO2 reduction from renewable energy technologies. However, it felt necessary to record the number and provide the savings of those applications that installed CHP or any other low carbon technology.

6 out of 38 planning applications identified CHP as the most feasible and viable technology to reduce the development's carbon footprint while achieving the CO2 emission reduction targets set by regional and local policies. The overall electricity and heating capacity of the CHP units proposed in 2011/12 reaches approximately 317kW and 442kW, respectively. The potential regulated CO2 emission savings that are envisaged to be achieved through the installation of the CHP units across the borough are approximately 420 tonnes of CO2 per annum which is equivalent to an approximate 24%.

Table 3.2.4. Proposed CHP units for 2011/12 (not completions)

| Reference Number | Planning Application | Size of CHP |
|---|---|---|
| P/2010/2215 | Nash House Old Oak Lane Park Royal NW10 6DH | 1 x 52kWe/80kWth |
| P/2011/2338 | Portal Way Acton W3 6UU | 1 x 50kWe/46kWth |
| P/2011/0499 | Featherstone High School Featherstone Road Southall Middlesex UB2 5AG Southall | 1x 35kWe / 55kWth |
| PP/2011/5230 | Acton Town Hall And Kings Rooms High Street & Acton Swimming Baths Salisbury Street Acton W3 8NW London | 1 x 150kWe/231kWth |
| P/2011/3529 (Hotel) | 628 Western Avenue Acton W3 0TA | 2 x 15kWe/30kWth |
| P/2011/3529 (outline application for data centre & office) | 628 Western Avenue Acton W3 0TA | connection to the site wide heat network |
| P/2012/0338 | Colonial Drive Chiswick W4 5NU London | size n/a |

Renewable Energy Generation

| | |
|------------------|--|
| Objective | Addressing climate change and protecting and enhancing our environment |
| Target | Use renewable energy – Encourage major developments to reduce 20% in CO2 emissions from renewable sources. Lower percentages are accepted if a low carbon technology or network is being proposed. |
| Target met | Mostly met |
| Related policies | <ul style="list-style-type: none"> - London Plan 2011 Policies 5.2, 5.7 - Policy 1.2f, 6.1 of Adopted Development Strategy 2026 (April 2012) |

Production of renewable energy is the final stage in the Energy Hierarchy. As it is mentioned earlier in this section, the 20% CO2 emission reduction target from on-site renewable energy generation is not a fundamental requirement but major schemes are expected to investigate the full range of renewable energy technologies and identify the most feasible options subject to site conditions and wherever they contribute to the highest overall and most cost-effective carbon dioxide emission savings.

Developments should seek to utilise renewable energy technologies such as solar PV and solar water heating, heat pumps and renewable energy from waste. Wind and biomass technologies are generally accepted that are not favourable to the urban environment due to low wind speeds and air quality implications, respectively.

This indicator does not cover carbon dioxide emissions reduction from CHP (combined heat and power), CCHP (combined cooling heating and power), communal heating and cooling or site wide decentralised heating network.

The renewable technologies that were mostly installed during 2011 – 2012 were solar photovoltaic, GSHP (ground source heat pump) and ASHP (air source heat pump). An overall capacity of 620kWp or approximately 14,200 sq. m of solar PV panels have been given permission to be installed in the borough.

According to the Table 3.2.5, it will be obvious that schools prefer GSHP to cover their energy requirements, while solar PV was mostly preferred by mixed-use, industrial and housing developments. The most important solar PV proposal was that proposed by

Vacant Land Adjoining Tetris (A40) Building Green Park Way application in Greenford which proposed the installation of 200kWp/ 11,056 m² of solar PV panels. It should be noted that the solar panel areas shown in the table below are approximate figures.

An average percentage improvement of 19.2% in CO₂ emissions was achieved through the installation of the renewable technologies between 2011/12. An average percentage of 32% in energy was produced on site by renewable sources.

Table 3.2.5. Renewable energy generation in major schemes permitted for 2011/12 (not completions)

| Percentage of energy produced on site from renewable sources | 2011/12 |
|---|----------------|
| >20% | 10 |
| <20% | 18 |
| =20% | 1 |
| N/A | 8 |
| No renewables | 1 |
| Total | 38 |

Table 3.2.6. Renewable energy technologies proposed in major schemes permitted for 2011/12 (not completions)

| Reference Number | Planning Application | Solar PV capacity/ area (m²) |
|-------------------------|---|--|
| P/2011/2338 | Portal Way ACTON W3 6UU | 10.9kWp / 76 m ² |
| P/2012/0338 | Colonial Drive Chiswick W4 5NU | 26.8kWp / 200 m ² |
| P/2011/1900 | 631-635 Whitton Avenue West Greenford Middlesex UB6 0DZ Greenford | 20.4kWp / 143 m ² |
| P/2010/4044 | St Gregory RC Primary School Woodfield Road Ealing W5 1SL | 11.4kWp / 80 m ² |

| Reference Number | Planning Application | Solar PV capacity/ area (m ²) |
|------------------|--|---|
| P/2011/0499 | Featherstone High School Featherstone Road Southall Middlesex UB2 5AG Southall | 32.94kWp / 263.5 m ² |
| P/2011/0926 | Tennyson House Tennyson Road Hanwell W7 1LH | 7kWp / 56 m ² |
| P/2011/1352 | The West London Academy Bengarth Road Northolt UB5 5LQ | 29.6kWp / 237 m ² |
| PP/2011/0923 | Vacant Land Adjoining Tetris (A40) Building Green Park Way UB6 0AD Greenford | 200kWp / 11,056 m ² |
| PP/2011/1031 | 20-24 Haven Green Ealing W5 2UP | 4.2kWp / 29 m ² |
| PP/2011/3626 | Stage 1 - St Saviours CE Infant School The Grove Ealing W5 5DX | n/a |
| P/2011/0506 | 1-20 Sir Alexander Close Acton W3 7JQ | 9.69 m ² solar PV or solar thermal |
| P/2011/1041 | 81,83,85 Madeley Road 58, 60, 62 Hanger Lane Ealing W5 2JH | 18.4kWp / 129 m ² |
| P/2011/1273 | 46-54 Beresford Road Southall UB1 1NL | 5.1kWp / 36 m ² |
| P/2011/2411 | Site Of TRS Wholesale Southbridge Way Southall | 35kWp / 277 m ² |

| Reference Number | Planning Application | Solar PV capacity/ area (m ²) |
|---|--|---|
| | UB2 4AX | |
| PP/2011/3777 | Land Rear Of 79-101 Uxbridge Road Hanwell W7 3ST | 10.32kWp / 72 m ² |
| PP/2011/5199 | Carlyle House Carlyle Road Ealing W5 4BE | 8.9kWp / 71-89 m ² |
| PP/2011/5230 | Acton Town Hall And Kings Rooms High Street & Acton Swimming Baths Salisbury Street Acton W3 8NW | 24kWp / 168 m ² |
| P/2011/1860 | Wood End Junior School Vernon Rise Greenford UB6 0EQ | 9.18kWp / 66.81 m ² |
| P/2011/5047 | 75 Rectory Park Avenue Northolt UB5 6SA | 98kWp / 770.5 m ² |
| P/2011/3529 For hotel | 628 Western Avenue Acton W3 0TA | 22kWp / 140 m ² |
| P/2011/3529 for data centre & office | 629 Western Avenue Acton W3 0TA | 23.5kWp / 159 m ² |
| PP/2011/5405 | Former Boatyard Tentelow Lane Southall UB2 4LF | 20.2kWp / 150 m ² |
| P/2010/3744 | St Marks Primary School Boston Road Hanwell W7 2NR | 30kW GSHP |

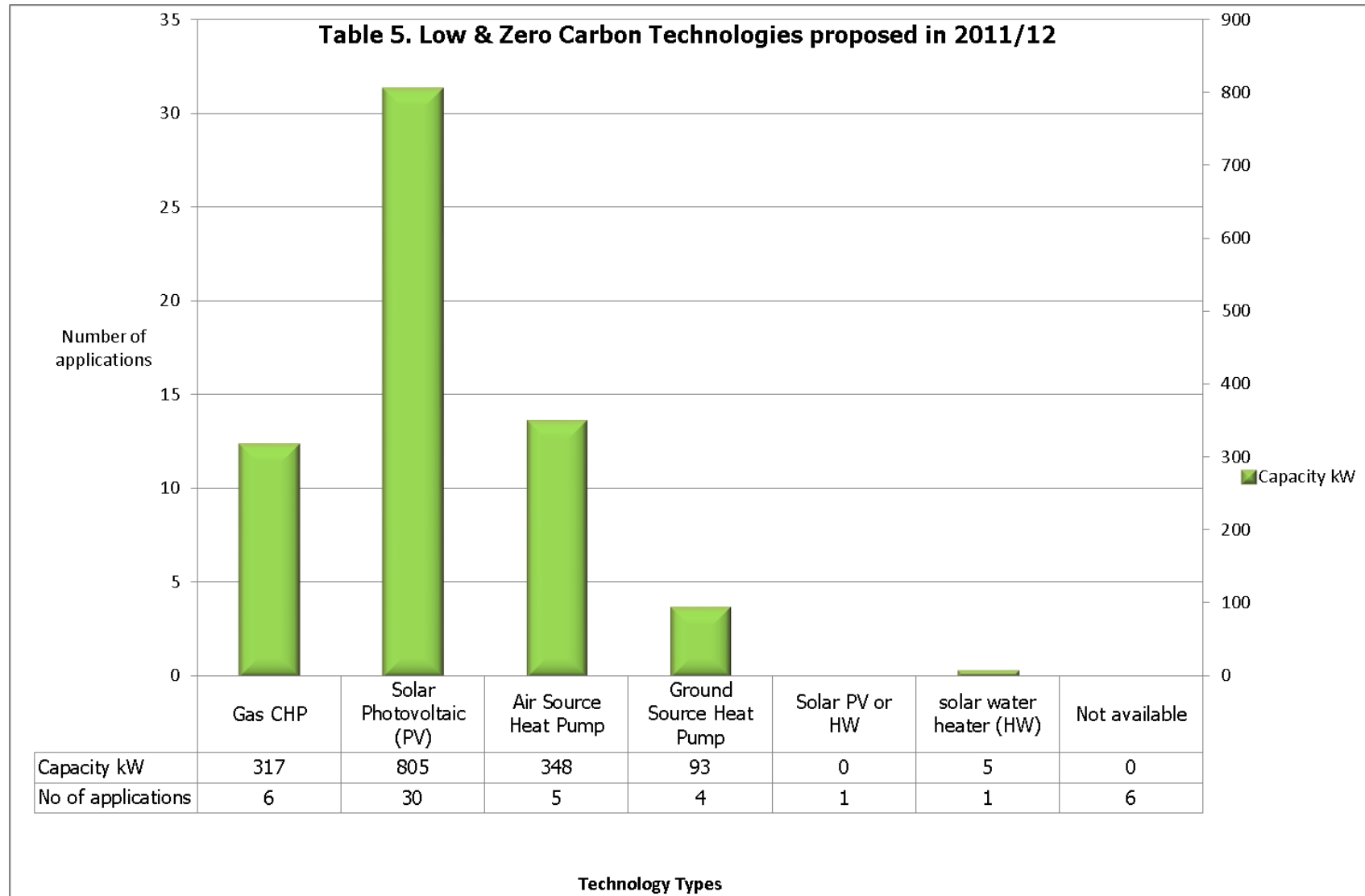
| Reference Number | Planning Application | Solar PV capacity/ area (m ²) |
|------------------|--|---|
| P/2011/0250 | Land Adjoining Britannia Close Northolt UB5 6JY | 26.79kWp / 188m ² |
| PP/2010/2198 | Hobbayne Primary School Greenford Avenue Hanwell W7 1HA | 21kW GSHP |
| PP/2010/3594 | Servite House 45 Queens Walk Ealing W5 1TL | 40m2/ 5kW solar hot water panel |
| P/2011/2000 | Units 1 & 2 Perivale Industrial Park Horsenden Lane South Perivale Middlesex UB6 7RL Greenford | ASHP (capacity n/a) |
| PP/2011/1543 | Great Western Industrial Park Dean Way UB2 4SB Southall | ASHP (capacity n/a) |
| P/2010/4596 | Garage Site 45a St Marys Road Ealing W5 5RG | 7 x 14 ASHP's |
| P/2011/5231 | Land Adj To Units G And H Bridge Road Industrial Estate Bridge Road Southall UB2 4BD | ASHP (capacity n/a) |
| P/2011/1352 | The West London Academy Bengarth Road Northolt UB5 5LQ | ASHP (capacity n/a) |
| PP/2011/1031 | 20-24 Haven Green Ealing W5 2UP | 12 kW GSHP |

In addition to the above applications, 8 minor applications proposing the installation of solar PV panels were also submitted to Planning and although not required to comply with Ealing's energy and sustainability requirements, these were recorded for monitoring purposes. The overall solar PV capacity proposed through these applications is 40.5kWp with an approximate solar panel area of 456.3 m² and CO₂ emissions savings of 99.3 tonnes per annum.

Table 3.2.7. Solar PV applications proposed in major schemes permitted for 2011/12 (not completions)

| Reference Number | Planning Application | solar PV capacity kWp | solar PV panel area (m ²) | Energy Savings kWh/yr | CO ₂ Savings kgCO ₂ /yr |
|------------------|---|-----------------------|---------------------------------------|-----------------------|---|
| P/2011/3902 | Penthouse Carlton Road Ealing W5 2AW | 2.28 | 19.7 | 2,366 | 1,247 |
| P/2011/4190 | 134 Lynton Road Acton W3 9HH | 3.28 | 21.35 | 2,792 | 1,477 |
| PP/2011/4447 | 37 Mount Park Crescent Ealing W5 2RR | 2.4 | 16.5 | 1,800 | 952.2 |
| PP/2011/4952 | St Johns Primary School Felix Road West Ealing W13 0NY | 9.16 | 65.33 | 7,042 | 3,725 |
| P/2011/0570 | 1-12 St Marys House Church Gardens Ealing W5 4HL | 3.33 | 23.4 | 2585.5 | 1,512.15 |
| PP/2011/2335 | 162-164 Uxbridge Road Hanwell W7 3TB | 10 | 230 | 8,575 | 4,536 |
| P/2011/4854 | Bombay Duck 231 The Vale Acton W3 7QS | 10 | 80 | 8,584 | 4,875 |
| PP/2012/0244 | 1 Ursula Lapp Estate Old Oak Lane Park Royal NW10 6UD | ~102 | ~335 | 153,000 | 80,937 |

Figure 3.2.2 Low & Zero Carbon Technologies proposed in 2011/12



It will be evident from the data shown in the tables above that there was a significant CO2 emissions reduction through the installation of energy efficiency measures, low carbon and renewable energy technologies. Figure 3.2.2 above shows that solar Photovoltaic (PV) was proposed in 30 out of 38 applications with an overall capacity of 805kWp. Air Source Heat Pumps (ASHP) technology with an overall capacity of 348kW was proposed in 5 applications for the 2011/12 period. Ground Source Heat Pumps (GSHP) technology with an overall capacity of 96 kW has been proposed in 4 applications regarding schools for the provision of their energy requirements.

It should be noted that 7 out of 38 permitted applications propose both gas CHP and solar PV. These applications were therefore counted twice. With regards to the CHP (Combined Heat & Power) capacity, this has been counted in kW electrical and that of solar PV in kW peak.

It becomes apparent from the table that solar water heater technology is not a preferred technology and the reasons are likely to be its compatibility with CHP and that the domestic Renewable Heat Incentive has not been adopted yet.

BREEAM, Code for Sustainable Homes, EcoHomes

| | |
|------------------|--|
| Objective | Addressing climate change and protecting and enhancing our environment |
| Target | BREEAM 'Very Good' as a minimum for all major non-residential developments Code for Sustainable Homes Level 4 as a minimum for all major residential developments |
| Target met | Partly met |
| Related policies | - London Plan 2011 Policies 5.2, 5.3 - Policy 1.1K, 1.2f, 1.2m, 6.1, 6.2, of Adopted Development Strategy 2026 (April 2012) |

All major developments determined in 2011/12 undertook a sustainability assessment to ensure the environmental performance of a building meets best practice standards. These sustainability assessments are either BREEAM assessments (Building Research Establishment Environmental Assessment Method) for non-residential buildings, or Code for Sustainable Homes for new residential developments and EcoHomes Assessments for existing residential buildings that go through refurbishment.

In 2011/12, of the 40 schemes undertaking BREEAM assessments,

- 2 schemes achieved an 'Excellent' rating,
- 11 achieved a 'Very Good' rating and

Also, in 2011/12, 16 schemes undertook a Code for Sustainable Homes assessment with:

- 9 schemes achieving 'Level 4' and
- 7 schemes achieving 'Level 3'.

The remaining 12 schemes either did not submit a Code or BREEAM assessment or conditions have been applied that require the applicant to submit such an assessment.

Although more information has been collated in comparison to last year's AMR report, gaps still exist in data. In recognition of these difficulties in monitoring this indicator, changes have and are being put in place. In April 2008 the new 'One App' application forms were introduced which will include a question relating to on-site renewables and their estimated capacity. Moreover, the Council will soon implement an automated renewable energy monitoring system, similar to that currently being piloted in Merton ('Emergence' Energy Data-Gauge). This system would allow us to measure, in real time, the actual output of renewable and low carbon installations in the borough, and in doing so confirm compliance with planning conditions. Accordingly, it should therefore be easier to more accurately report back on this indicator in future monitoring years.

Observations and Conclusions

As a comparison with other UDP topic areas, environmental resources and waste policies are used fairly frequently in planning decisions, perhaps representative of the diverse coverage of this topic area. The monitoring of completions data indicates that there were no new mineral facilities completed during the year and only a marginal increase in the capacity of waste installations. Monitoring the installation of renewable energy secured as part of the planning process has been difficult, although it is acknowledged that this is likely to improve given the new monitoring procedures that are being put in place. Moreover it is recognised that capacity is likely to increase as existing approvals reach completion.

Topic 3: Green Space and the Natural Environment

OVERALL OBJECTIVE

1.3 To maintain the system of Major Open Areas linked by Green Corridors, to protect green space in Ealing, to preserve and enhance biodiversity and nature conservation, to provide new outdoor recreation opportunities in areas of need and to improve open space wherever possible

It should be noted that the above policy/objective taken from Chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan and the emerging Local Plan. In this regard objective 1 of the London Plan is relevant which seeks 'To accommodate London's growth within its boundaries without encroaching on open space.' Objective 2 of the emerging LDF is also relevant – Maximising the benefits of Ealing's green space for people and wildlife.

UDP Green Space and Natural Environment Policies

- 3.1 Major Open Areas (MOAs) - Metropolitan Open Land and Green Belts
- 3.2 Green Corridors and the Waterway Network
- 3.3 Heritage Land
- 3.4 Public and Community Open Space
- 3.5 Land for Sports, Children's Play and Informal Recreation
- 3.6 Allotments
- 3.7 Burial Land
- 3.8 Biodiversity and Nature Conservation
- 3.9 Wildlife Protection

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.2 Green Belt and Metropolitan Open Land
- 10.3 Green Corridors
- 10.4 Heritage Land
- 10.5 Public Open Space
- 10.6 Community Open Space
- 10.7 Nature Conservation Sites and Management Areas
- 10.21 Development Sites

Relevant London Plan Policies¹³

- 2.18 Green infrastructure: the network of open and green spaces
- 3.6 Children and Young People's Play and informal recreation facilities
- 3.19 Sports facilities
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 7.16 Green Belt
- 7.17 Metropolitan open land
- 7.18 Protecting local open space and addressing local deficiency
- 7.19 Biodiversity and access to nature
- 7.20 Geological conservation
- 7.21 Trees and woodlands
- 7.22 Land for food
- 7.23 Burial spaces
- 7.24 Blue ribbon network
- 7.25 Increasing the use of the blue ribbon network for passengers and tourism

¹³ Policies based on the 2011 London Plan,

- 7.26 Increase the use of the blue ribbon network for freight transport
- 7.27 Blue ribbon network: supporting infrastructure and recreational use
- 7.28 Restoration of the blue ribbon network
- 7.29 The River Thames
- 7.30 London's canals and other rivers and water spaces

Relevant Supplementary Guidance

- SPG1 Sustainability Checklist
- SPG9 Trees and Development
- SPG22A40 Acton: Green Corridor
- SPG on Development Sites

SPD6 Twyford Avenue Community Open Space

Local Strategies and Priorities

- Community Strategy (2011)
- Parks and Open Space Strategy
- Draft Green Space Strategy
- Draft Facilities Strategy
- Ealing Allotment Strategy
- Ealing Biodiversity Action Plan
- New priorities* – maximise community involvement in parks, improve access to green space for areas deficient in parkland, promote nature conservation

Context 2011-12

Figure 3.3.1 shows green and open spaces in Ealing including Green Belt, Metropolitan Open Land (MOL), Green Corridors, Public and Community Open Space, nature conservation sites, and Heritage Land. This map incorporates changes arising from an audit of open space as part of work on the Council's Green Space Strategy,¹⁴ including an earlier review of nature conservation sites undertaken jointly with the GLA. Whilst the majority of these changes comprised fairly minor boundary adjustments, reflecting current management arrangements particularly in terms of Public Open Space and Allotments, a number particularly those relating to nature conservation sites were more significant. In fact the extent of area formally designated as a SINC or SMI is proposed to more than double (an increase of 114%, from 502.91 ha in the 2004 UDP, to 1,077.01ha in the local plan). These changes have been brought forward through the various Local Plan documents.¹⁵

Since early 2008 Ealing have been engaged with Sport England in its Facilities Improvement Service (FIS) programme which seeks to support local authorities in their strategic planning for sports and recreation. As part of this programme of support consultants appointed by Sport England have assisted the Council in reviewing its strategy for sports including updating the 2007 Playing Pitch Study. The findings of this work are now carried forward into a Sports Facilities Strategy for Ealing, covering all facilities both indoor and outdoor, and whether publicly or privately managed. A final draft of the Sports Facilities Strategy is due to be published in early 2013.

Work is also underway on revising the Council's Biodiversity Action Plan.

¹⁴ At the time of writing a draft Green Space Strategy has been published for consultation. It is anticipated that the final strategy will be published in early 2013.

¹⁵ These changes have since been adopted as part of the Council's Development (or Core) Strategy in April 2012.

Contextual Indicators

Percentage of residents satisfied with the borough's provision of parks, playgrounds and open space.

The Ealing Residents Survey 2012 surveyed residents' satisfaction with Council services including parks and open space. In this regard 76% of respondents were satisfied/very satisfied with this service area, up 2% from 2010. It is noted too that satisfaction with this service area is also relatively high when compared with other service areas in the Council (Source: Ealing Residents Survey 2012). The Council has also undertaken an initial consultation on the Ealing Green Space Strategy 2012-2022 in August 2011.

Quality of Green Space in the borough (Green Flag Awards)¹⁶

The Council was awarded Green Flag status for 2 of its parks during the year (Northala and Brent Lodge Park). This is the fifth Green Flag Award for Northala Fields. The independent Green Flag Award is presented annually to parks that have reached this national standard. To win, a park has to be well managed, have good environmental practices and be well used and thought of by the public.¹⁷

UDP Policy Indicators

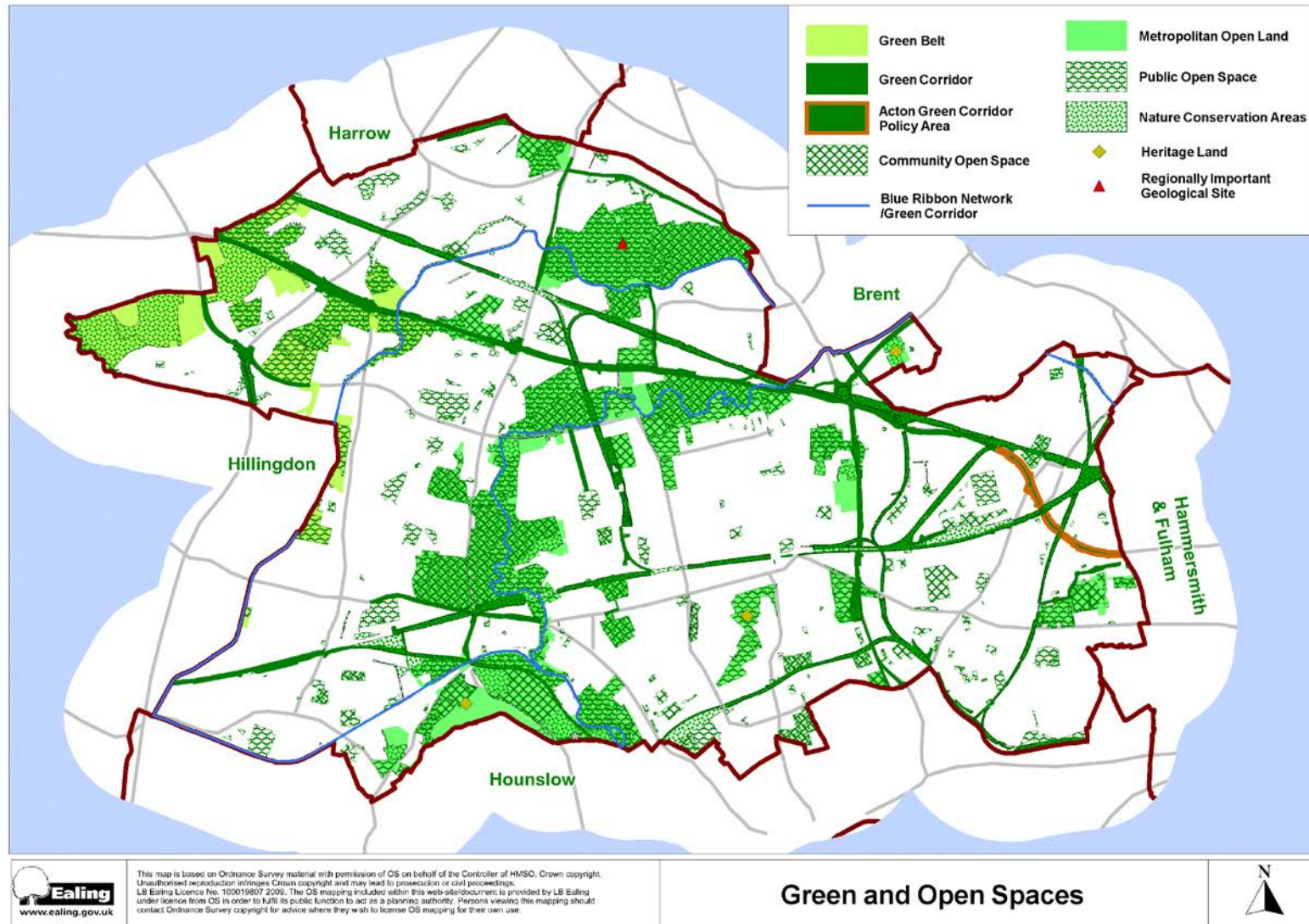
When compared with other UDP chapters, the number of occasions where chapter 3 policies were quoted in planning committee decisions (142 incidents of chapter 3 policies being referenced – with references to each policy only being counted once in each case - policy 3.1 (21); 3.5 (29); 3.8 (53)), was relatively infrequent, particularly when compared with other Policy areas such as Chapter 4 (717), Chapter 5 (238) and Chapter 9 (380). It is also noted that the frequency of use of different policies in chapter three also varies quite significantly. Policies which are relevant to site designations covering significant areas of the borough, such as Metropolitan Open Land and Green Belt, Nature Conservation were quoted most frequently. These references also reflect the pressure for development on green spaces.

If policies have been quoted in appeals that have been dismissed, these can be taken as indicating success. During this period only one case was recorded where a policy in chapter 3 was referenced (in this instance policy 3.1). In the case of appeals upheld only one case was recorded in which policies in Chapter 3 were referenced (in this instance policy 3.5). Whilst the Inspector disagreed with the authority's interpretation of the policy, they identified no inherent flaws with the policy itself.

¹⁶ Old DCLG Core Output Indicator 4c

¹⁷ At the time of writing Northala Fields had successfully retained its Green Flag status for 2012, and Acton Park was newly awarded.

Figure 3.3.1 Green and open spaces in Ealing



Five of the eight applications advertised as departures during the year involved development that were deemed to be contrary to open space policies. All five of the applications were granted, with 3 being deemed consent and 2 with conditions. The first of these involved the construction of a two storey detached building to rear of no. 42 Lower Boston Road to provide five classrooms and one specialised room, kitchen, WC, storage, with the addition of 3 car parking spaces; refurbishment to existing building and internal alterations including update of existing main entrance, mezzanine extensions, hard surfaced/play areas and associated landscaping (P/2010/3744). The proposed building was sited on land defined as MOL (Metropolitan Open Land) and as such represents a departure from Development Plan. Although a departure, this MOL is within the grounds of a school. In view of the pressing demand to find primary school places locally, it has proved necessary to expand the school. The design and location of the proposed development has also minimised any impact on the open character of the wider area.

A second application (P/2011/1380) also related to a school building located within MOL. This proposal involved the temporary installation of a single storey classroom building and associated landscaping to the rear of the main building. The school site forms part of land designated as MOL, and the development is contrary to such policy. Given the temporary nature of the proposal, the pressing need for additional school accommodation, and its sensitive design, a departure on balance was considered acceptable.

The third application (P/2011/1573) for temporary consent involved the installation of a single storey classroom building to the rear of the main school building on an existing hard surfaced area. Although, the proposed development departed from Development Plan due to its location within the Green Belt. The development was allowed as it provides improved facilities to address immediate requirement, and did not alter the setting of the school in relation to nearby residential buildings or the Green Belt.

The fourth application (P/2011/1352) related to the construction of a two storey extension to the existing academy building to provide teaching accommodation; and a single storey detached building adjacent to west boundary providing nursery, reception and Year 1 classrooms and ancillary space with associated landscaping; security hut at main site entrance; two single storey store and plant buildings and refuse/recycling store on north side of building; widening of footway from main site entrance, re-siting of access road on north side of building and associated alterations to car parking; modification to playing fields and open space; and removal of 5x temporary classroom buildings. Although the whole of the application site forms part of the Green Belt, on balance, it was considered that the need for additional school accommodation outweighed the loss of Green Belt land in this instance.

The fifth application (PP/2011/3126) involved a change of use from park (open space) to car park to provide 66 parking spaces, including additional parking to the east of Greenford Hall. This proposal sought temporary consent for a period of 3 years. It should be noted that the open space in question is not designated in the Development Plan, but functions as an informal area of open space. Accordingly the proposal is not technically a departure. Moreover given the temporary nature of the proposal and the overriding objectives of providing visitor parking for the centre, the proposal on balance is considered acceptable.

In previous AMRs, there has been careful consideration of the continuing value of the UDP policies. The Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. The

Secretary of State replied, in September 2007, agreeing with the Council's recommendations that all of the Green Space policies should be retained.

UDP Development Indicators

In terms of built development on designated open space, four proposals have been completed during the year, resulting in a net loss of 186 sq.m. of open land. These include the completion of a single storey extension to an existing pre-school facility (P/2009/3053) at Southall Opportunity Pre School. This development did not prejudice the function of this space or its open character as Green Belt.

A second proposal involved the construction of single storey detached children's centre following demolition of single storey nursery unit (P/2009/4439) at West Twyford Primary School, Twyford Abbey Road, Park Royal. This proposal was advertised as a departure and resulted in a net loss of 63 sq. m of playground. Fortunately the development, due to its scale and positioning, did not detract from the open and natural character of the Metropolitan Open Land (MOL) area.

A third application involved the construction of a single storey detached sports pavilion for use as a gym following demolition of existing wooden gym and removal of portacabin at Perivale Park Athletic Track (P/2010/3706). This development was considered not to significantly affect the openness or natural character of the Metropolitan Open Land. A fourth application comprised a two storey classroom extension with single storey ground floor level link extension to school, replacing an existing temporary classroom block (PP/2009/2025). Whilst this development resulted in a marginal increase in floor area of 123 sq. m., the impact on the open character of the site was considered to be minimal, because of its modest size and location infilling two existing buildings.

With regard to permissions, five applications were approved resulting in either a gain or loss of open space. An application at West London Academy, Bengarth Road, Northolt (P/2011/1352) involved the construction of two storey extension to the Academy resulting in a loss of 3,732 sq m of Green Belt land. Whilst a considerable area of land will be taken up by this proposal, the development will minimize its encroachment onto the open areas as the new buildings will be sited close to the original buildings, and thus limiting the visual impact of the development. Moreover, this proposal would enable a significant number of additional primary places to be provided.

A second application at Spike Bridge Park, West Avenue (PP/2011/3255) involving the construction of single storey sports pavilion, would result in a net loss of 70 sq. m. of space. Although the development would result in the loss of some open space, the proposed sport pavilion and ancillary development is directly related to the open space use of the site and is therefore compatible. A third application at Westway Cross Retail Park, 1000 Greenford Road, (P/2011/4504) related to the construction of single storey building to be used as restaurant/take away on land defined as MOL. Whilst this area is defined as MOL, it is in use as a car park. A fourth application at Pitshanger Football Club Centre, Scotch Common, (P/2011/0516) involved the erection of a new 2 storey club house. The proposed building itself is considered ancillary to the open space function of the site, and moreover, the footprint of the new building is smaller than the existing building which is to be demolished.

Other Performance Indicators

Loss of Designated Open Space

Whilst a number of changes have been identified through the audit work of the Green Space Strategy to the current extent of areas formally designated as open space, none of these changes have as yet been formally implemented¹⁸. On the whole these changes are of a minor nature, or involve extensions to existing sites. As shown in the 'Development' section above, there was a loss of 186 sq. m. of designated open space through the completion of development, in 2011/12. Further detail is provided above.

Change in areas of biodiversity importance

Core Output Indicator E2: Change in areas of biodiversity importance: No Change

This indicator monitors **losses or additions to biodiversity habitat**, including: "Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance". In Ealing these include sites of metropolitan and local Importance for nature conservation.

The policy for Sites of Metropolitan and Local Importance for Nature Conservation (3.8) resists new built development on these sites. As envisaged, there has therefore been no direct loss to built development of land defined and protected for its biodiversity value. Whilst it is fairly straightforward to monitor change in this way, i.e. in terms of the direct loss of land to built development, measuring change in the quality of existing biodiversity value is much more difficult.

It may however be possible to monitor change to the population of individual species or to the quality of the management of habitats. Priority Species and Habitats are listed in the Council's Biodiversity Action Plan. Change can be monitored as part of a review of the action plan. In this regard the Council is not aware of significant changes at present, although the Council are in the process of reviewing and updating the Biodiversity Action Plan.

Significant changes are also expected soon to the area of land in the borough that is defined and protected for its nature conservation value. This arises following a review of nature conservation sites undertaken jointly with the GLA, which is currently being taken forward through the Local Plan process. The review recommends changes to the boundaries of in excess of 40 sites (mostly to increase site area). A considerable number of new sites (30 plus) have also been identified. Under the UDP there is presently a total of 502.91 hectares of Nature Conservation sites in the Borough but this is expected to increase significantly¹⁹ following the review. Progress on this will be monitored in future AMR's.

¹⁸ At the time of writing these changes have been published as part of the adoption of the Development (or Core) Strategy in April 2012.

¹⁹ The adopted Development Strategy (April 2012) identifies an area of 1,077.01 ha.

Progress on Open Space Projects

Chapter 3 of the UDP identifies a wide range of open space projects and proposals on the schedules and map sheets in volume 2 of the UDP. Progress has been made on the following:

- **Greenford – Northolt Countryside Park:** The park was opened to the public in Spring 2008, with the main landscaping works now complete. Additional ancillary buildings were completed in 2010/11, including a new visitor and education centre (P/2009/3720).
- **District Park status for Acton Park:** this is currently a Local Park, and upgrading it would address the District Park deficiency in this part of the borough, consistent with policy 3.4. It is proposed to achieve this by establishing direct links with the Park Club to the east, through the planning process. Limited progress has been made to date.
- **New bridges at Spikes Bridge and King George's Playing Field:** to create links with adjoining open space in Hillingdon: S106 monies (50k) have been secured from the Grand Union Village development to fund the works. These works have yet to be implemented.
- **Community Open Space (Wildberry Nature Reserve):** works in respect of the establishment of the nature reserve and the construction of a community building on the site have been completed. No further works are expected in the foreseeable future.
- **Community Open Space (Twyford Avenue Sports Ground):** access arrangements to this site for the community have improved markedly. In particular, the license arrangements for Twyford High School have been extended.

It is worth noting that a number of additional Open Space projects will be progressed as part of the Local Plan and following the publication of the Green Space Strategy in 2013. The following is a list of some of the projects that are being promoted through the Local Plan:

- **Land in Northolt South:** management for agriculture, landscape interest and mounted manor site
- **Northolt and Greenford Countryside Park:** development of a unified parkland area and visitor park at Northala Park
- **Rectory Field:** development of play facilities and five-a-side football
- **Ealing Common:** management for informal recreation, amenity nature conservation and occasional public events

Additional work will also be carried out in terms of improving access to sites of biodiversity importance and identifying areas of tranquillity in the borough. It is also worth noting that additional new public open space is to be provided as part of the Southern Gateway and Southall Gasworks development proposals. These provisions and improvement works are likely to have significant positive impacts on the neighbouring communities and neighbourhoods.

Observations and Conclusions

Northala Fields has retained its Green Flag status, and local people value the quality of Ealing's parks and open spaces. The UDP policies for green space are essential in protecting open space in Ealing. The fact that these policies are well used highlights the pressure to develop on open space in the borough. In terms of permissions and completions it is noted that there has been a slight net loss of open space in Ealing during the year. However as previously outlined, these proposals have largely involved ancillary/compatible built development. Finally, further progress has been made on UDP open space projects in 2011/12, while a significant number of new projects will be progressed through the Local Plan and following publication of the Green Space Strategy in 2013.

Topic 4: Urban Design

OVERALL OBJECTIVE

- 1.4 To promote good urban design through planning, so that buildings and spaces are attractive, accessible, safe and consistent with the principles of sustainable development, and that there is proper protection of the borough, particularly areas and buildings that are of historic and architectural value.**

The above policy/objective taken from Chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan and the emerging Local Plan. In this regard LDF objectives 1 and 7 are most relevant – ‘Promoting exemplary design which gives proper respect to Ealing’s Heritage’ and ‘designing out crime to make Ealing’s environment safe, attractive and accessible for all’. Objective 4 of the emerging London Plan is also relevant which seeks to ensure that London is ‘A city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while making the most of London’s built heritage...’. The spatial vision of the emerging Development Strategy also seeks to ‘care for the borough’s historic character, ensure excellence in urban design and design out crime to make Ealing’s environment safe, attractive and accessible for all.”

UDP Urban Design Policies

- 4.1 Design of Development
- 4.2 Mixed Use
- 4.3 Inclusive Design - Access for All
- 4.4 Community Safety
- 4.5 Landscaping, Tree Protection and Planting
- 4.6 Statutory Listed Buildings
- 4.7 Locally Listed Buildings, Buildings with Façade Value and Incidental features
- 4.8 Conservation Areas
- 4.9 Ancient Monuments and Archaeological Interest Areas
- 4.10 Commercial Frontages and Advertising Signs
- 4.11 Noise and Vibration
- 4.12 Light Pollution
- 4.13 Mobile Telephone Masts and Apparatus
- 4.14 Television Satellite Dishes. Radio Masts and other Apparatus

Relevant UDP Sites & Areas

- 10.8 Viewpoints and Landmarks

- 10.9 Statutory Listed Buildings and Ancient Monuments
- 10.10 Locally Listed Buildings
- 10.11 Buildings of façade or group value
- 10.12 Conservation Areas
- 10.13 Archaeological Interest Areas

Relevant London Plan Policies²⁰

- 7.1 Building London’s neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.7 Location and design of tall and large buildings
- 7.8 Heritage assets and archaeology
- 7.9 Heritage-led regeneration
- 7.10 World heritage sites
- 7.11 London view management framework

²⁰ Policies based on the 2011 London Plan,

- 7.12 Implementing the London view management framework
- 7.13 Safety, security and resilience to emergency
- 7.15 Reducing noise and enhancing soundscapes
- 7.21 Trees and woodland

Relevant Supplementary Planning Guidance

- SPG1 Sustainability Checklist
- SPG5 Urban Design Statements
- SPG6 Plot Ratios
- SPG7 Accessible Ealing
- SPG8 Safer Ealing
- SPG10 Noise & Vibration

SPG Development Sites

Supplementary Planning Documents

SPD4 Residential Extensions
Draft SPD 10 Conservation Areas and Listed Buildings

Local Strategies and Priorities

Community Strategy (2011)
Uxbridge Road Public Realm Strategy
Streetscape Design Guides (2005)
Ealing Town Centre Shopmobility project
New priorities – maximise protection of conservation areas;
design to support crime prevention

Context 2010-11

Following the publication of the Conservation Area Character Appraisals and Management Plans for Acton Park, Acton Town Centre, Grange & White Ledges, Montpelier Park and Mount Park in April 2009, all 29 Conservation Areas in Ealing have now been the subject of review. These were based closely on English Heritage Guidance and leave Ealing one of the best prepared boroughs in London.

The preservation or enhancement of conservation areas has been a key area of work, not only through the research, production and consultation on the Appraisals and Management Plans, but due to changes in the General Permitted Development Order (GPDO) in October 2008. The GPDO lays out the rights of development that people have over their property that does not require planning permission.

Some of the changes in October 2008 affected sustainability issues such as drainage and the control of water run-off from front gardens given over to hard standing. Other changes removed some protection from development within conservation areas. The Council started a review of the impact of these changes and whether they justify additional protection for our conservation areas with Article 4(2) Direction. The more recent Management Plans also identify those aspects of the built heritage potentially at risk as a result of changes introduced to the GPDO in 2008, and identify where Article 4 Directions may be appropriate. Any such changes, including the introduction of Article 4 Directions will be the subject of formal consultation.

The Department for Communities & Local Government published Planning Policy Statement 5: 'Planning for the Historic Environment' & Practice Guide during 2010. This replaces Planning Policy Guidance 15: 'Planning and the Historic Environment'.

Urban Design was a key consideration for many major applications during this period. The Council's Development Team Approach (DTA) weekly meetings continue to allow cross-disciplinary discussion, including heritage and urban design, at the pre-application stage, with a view to improving the quality and impact of major schemes on the borough's existing character and economic prosperity.

During the year work has also continued on an update of SPG7 'Accessible Ealing'. The current SPG was adopted in 2004, and is now in need of review following various policy and legislative changes. Working closely with the Access Committee work is underway on revising key policy documents including the revised Lifetime Home Standards (July 2010), Disability Discrimination Act (2005), British Standard 8300 (2009). The new Supplementary Planning Document will also provide further guidance to applicants on the preparation of Access Statements.

Contextual Indicators

Accessibility of Local Authority buildings

In 2005/6, only 3% of the council's public buildings were defined as 'accessible to the public'. Following a review the council undertook a programme of adaptations and delivered a performance of 52% under BVI156 as at March 31st 2008. Further works completed in 2011/12 have meant that 80 percent of the Council's public buildings are now accessible in terms of the Disabilities Discrimination Act (DDA). The Council's public buildings have reached a level of compliance that exceeds both national and local averages and there is no need to continue to monitor this indicator in the future. It is envisaged that public access to new Council buildings will be ensured through the Council's Building Control services.

UDP Policy Indicators

Continuing the trend of the past four years, UDP policies relating to urban design remain amongst the most frequently quoted policies in planning committee decisions and appeals. In total there were 717 occurrences where chapter 4 policies were referenced (each reference to policy is only counted once for each case). It is also noted that the frequency of use of policies in chapter four also varies quite significantly. This could be explained by the fact that some chapter four policies are only relevant to certain application types – for example 4.13 Mobile Telephone Masts (2) – or for particular areas/buildings, e.g. 4.6 Statutory Listed Buildings (24). Those policies referenced more frequently are more generic in application, in terms of application type and area – for example policies 4.1 'Design of Development' (124), and 4.3 'Inclusive Design – Access for all' (107). With regard to policies dealing with heritage assets, i.e. 4.6, 4.7, 4.8 & 4.9, it was noted that their usage was 24, 23, 48 and 13 times respectively...

Urban Design issues were considered crucial in all 128 cases decided at Planning Committee and 48 referred to conservation areas, 23 to locally listed buildings and 24 to statutorily listed buildings. These issues are also key to many appeals. The percentage of appeals being dismissed by Inspectors within conservation areas is high 4.8 (21), but a significant number of appeals are withdrawn once full conservation & urban design statements are exchanged.

Policies 4.1 'Design of Development' and 4.8 'Conservation Areas' are the two most quoted policies at appeal. Of the 23 appeals that were allowed by Inspectors, design policy 4.1 was mentioned on 13 occasions and conservation areas policy 4.8, on 3 occasions. Whilst the Inspector disagreed with the authority's interpretation of the policy, they identified no inherent flaws with the policy itself.

The 83 appeals dismissed by the Inspectors displayed a similar trend, with 57 quoting design policy 4.1, and 21 referring to 4.8 - Conservation Areas. Where policies have been quoted in appeals that have been dismissed, these can be taken as indicating success. These figures are also an indication of the Council's resolve to resist poor design across the borough and protect the character of Conservation Areas.

In the 2005/6 AMR (published December 2006), there was careful consideration of the continuing value of the UDP policies. This review was itself considered at Cabinet in March 2007, and the Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. It was recommended that all of the Urban Design policies should be retained. The Secretary of State replied, in September 2007, agreeing with the Council's recommendations.

Other Performance Indicators

Accessible Ealing

In the year 2011/12 a draft supplementary planning document on Accessible Ealing is being progressed to replace supplementary guidance (SPG 7) Accessible Ealing. These updated guidelines will aim to ensure that everyone in Ealing has full access to buildings and outdoor spaces. A fully accessible environment improves the quality of life for all its users, but essentially for people with mobility, sight, hearing and learning difficulties, elderly persons, children and people with prams, buggies or shopping trolleys. The revised guidance will offer practical advice to applicants and developers in the preparation and submission of planning applications. The draft supplementary document on Accessible Ealing is expected to be published for consultation in the autumn of 2012.

Conservation and Design Advice

Weekly meetings are held by cross disciplinary teams to discuss applications which are considered to have significant impact either on heritage, urban design, commerce or the provision of amenities across the borough. Weekly surgeries are also held for Urban Design and Conservation advice on cases that do not trigger the requirement for formal comments, but which the planning case officers would like to discuss anyway.

Applications outside conservation areas, but in some way impacting on heritage issues, receive informal advice and suggestions. All listed building consents receive formal comment, as do all applications involving locally listed buildings. Between April 2011 and March 2012, the local planning authority dealt with a total of 79 applications dealing with conservation area consents, listed building consents and applications for the demolition of listed buildings. This compared to 73 applications during 2010/11, 71 during 2009/10, 67 during 2008/09, 94 during 2007/08 and 93 during 2006/07.

Observations and Conclusions

Throughout 2011/12, urban design inputs to pre-application advice have continued to show real benefits in early advice to developers. As in previous years, considerable input into the design of planning applications has been made by a number of design specialists, on conservation, urban design, access, and crime prevention. Urban design policies remain amongst the most frequently quoted policies in the UDP. They also stand up well in planning appeals, and have not been challenged by Inspectors.

Topic 5: Housing

OVERALL OBJECTIVE

- 1.5 To increase the quantity of housing in accordance with the agreed strategic minimum target of 9,750 new dwelling units by 2017, ensure its satisfactory quality, and improve choice to meet the needs of all residents. Priority will be given to re-using empty property, converting existing buildings, and making best use of previously developed land.**

The above objective taken from Chapter 1 of the UDP is no longer saved, and has been effectively replaced by the London Plan and the emerging Local Plan. In October 2010, the Mayor published the Draft Replacement London Plan, which set a strategic minimum target of 890 new dwellings per annum. This represented a reduction from the target of 915 new dwellings per annum in the Consolidated London Plan (2008). The Mayor adopted the London Plan in July 2011, and the housing trajectory in this AMR therefore incorporates the new minimum target for Ealing of 890 new homes per annum. Policies 5.2 to 5.9 in the Housing Chapter of the UDP remain saved until adoption of the borough's Development Strategy.

UDP Housing Policies

- 5.2 Affordable Housing
- 5.3 Lifetime Homes and Wheelchair Housing
- 5.4 Range of Dwelling Sizes and Types
- 5.5 Residential Design
- 5.6 Small Dwellings and Flats
- 5.7 Special Housing
- 5.8 Accommodation for Travellers
- 5.9 Extensions and Alterations to Private Houses/Gardens

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.21 Development Sites

Relevant Supplementary Planning Guidance/Documents

- SPG4 Refuse and Recycling Facilities
- SPG6 Plot Ratios
- SPG8 Safer Ealing
- SPG12 Greening your Home
- SPG13 Garden Space
- SPG14 Indoor Living Space

SPG UDP Sites 1-96

SPD1 Affordable Housing

SPD4 Residential Extensions

SPD8 Crossovers and Parking in Front Gardens

Relevant Borough Strategies for Housing

Community Strategy (2011)

Ealing Housing Strategy 2009-2014

Relevant London Plan Policies²¹

- 3.1 Ensuring equal life chances for all
- 3.2 Improving health and addressing health inequalities
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young people's play and informal recreation facilities
- 3.7 Large residential development
- 3.8 Housing choice

²¹ Policies based on the 2011 London Plan,

- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing

- 3A.13 Specialist Needs and Specialist Housing
- 3A.14 London's Travellers and Gypsies

Housing Trajectory

Core Output Indicators H1 and H2 are based on the housing trajectory, updated annually, which sets out the expected delivery of new housing over the coming 15 years based on past trends and known sites expected to be developed. The housing trajectory is shown in Table 3.5.2 and Figures 3.5.1 and 3.5.2. As can be seen, the Council expects to meet and exceed its housing delivery targets over the plan period. The key reason for this is the availability of significant development opportunities within close proximity to the borough's five Crossrail stations, and within the Park Royal and Southall Opportunity Areas.

For the 15-year plan period, the housing trajectory anticipates that a total of 15,929 new homes will be delivered, against the cumulative target of 13,350 units set out in the London Plan 2011. This represents a significant contingency for housing supply within the borough. The evidence base underlying the housing trajectory includes the GLA-led Strategic Housing Land Availability Assessment (SHLAA, October 2009), on which Ealing worked closely with the GLA and therefore supports the London Plan 2011 target of 890 new homes per annum.

Sites within the first five years of the housing trajectory have been assessed as deliverable (available, suitable and achievable) and sites from years 6 to 15 of the trajectory have been assessed as developable. The proposed figures are in the majority based on the London SHLAA constrained capacity for identified sites, which take as a starting point the mid-point of the density range for the applicable PTAL and setting to provide a realistic yield from individual housing sites. However where further local level work on refining these figures has been carried out, for example through documents such as the Southall OAPF Development Capacity Study and the Ealing Town Centre Spatial Development Framework, it is these figures that inform the housing trajectory. This approach is fully in accordance with national and regional policy and best practice guidance.

Since the SHLAA data was collated, further work on refining the figures in the housing trajectory has been carried out in preparation for the adoption of the borough's Development Sites DPD and as part of data collation for this and previous AMRs. While the housing trajectory has been prepared on the basis of the best information available, it is not a guarantee that the housing shown will come forward in the time indicated or at all. Most of the development sites identified rely on the private sector for implementation. Although the current plan period begins in 2011/12 due to the adoption of The London Plan in 2011, Table 3.5.2 and Figures 3.5.1 and 3.5.2 begin in 2007/08 to cover the previous five year period as recommended by CLG guidance on housing trajectories.

The five-year supply also includes an annual allowance for delivery on small sites, informed by past trends of delivery and confirmed by the SHLAA; Appendix Two of the London SHLAA details the methodology underlying the small sites capacity estimate. The figure of 217 per annum from small sites is considered conservative; net permissions on small sites totaled 345 in 2010/11, 323 units in 2009/10, 470 units in 2008/09 and 408 units in 2007/08 (as reported in the respective Annual Monitoring Reports).

The housing targets provided by the London Plan 2011 (Table 3.5.1) cover the period 2011-2021, and set a minimum target for Ealing of 890 new dwellings per annum to achieve 8,900 new dwellings over the 10 year period. As LDFs must provide 15 year targets, the Mayor commits to revising the targets by 2015/16 and advises boroughs to roll forward the annual target for the full term of the plan.

Between 2007/08 and 2011/12 a total of 3,501 dwellings were completed, an average of 700 dwellings per year. This falls short of the both the target of 915 new dwellings per annum from 2007/08 to 2010/11 and 890 new dwellings per annum from 2011/12 onwards. Refer to Table 3.5.1.

There were 599 net additional dwellings completed in 2011/12, an achievement of 67 percent of the target of 890 new dwellings. Moreover, last year's AMR forecast completions of 893 in 2010/11, meaning actual completions fell short of projections by 294 dwellings. This slowdown in completion rates is likely a result of the prevailing economic conditions and the resultant challenges faced by the house building industry. Of the 599 net additions, 214 units were delivered on small sites comprising less than 10 units and 385 units were delivered through major schemes at:

- Site at the end of West Lodge Avenue Acton (13 net units)
- The Studio Site, Church Path, Chiswick, (11 net units)
- 5 & 7 Otter Road, 180 Windmill Lane, Greenford , (13 net units)
- 48 Lynton Road Acton (10 net units)
- 62 Horn Lane Acton (21 net units)
- Manor House School, 16 Golden Manor, Hanwell, (36 net units)
- South Acton Estate, Phase 1 (2:2), Palmerston Road, Acton (125 net units)
- Acton Central Industrial Estate, Rosemount Road, Acton (45 net units)
- Britannia Close, Northolt (19 net units)
- 631-635 Whitton Avenue, Greenford (28 net units)

- Derelict Car Park at the Corner of Highland Avenue/ Hanway Road, Hanwell (15 net units)
- 1 East Acton Lane, Acton (13 net units)
- West of Northolt Swimarama, Eastcote Lane North, Northolt (36 net units)

However, as can be seen in Table 3.5.3, the five year assessment of sites (covering the period 1 April 2012 to 31 March 2017) identifies the delivery of an additional 5,957 dwellings, which exceeds the target of 4,450 dwellings by 34 percent. The five-year calculation is based on historical trends in minor completions (set at 217 per year) and a detailed analysis of major sites under construction, with planning permission, and within the planning pipeline. Refer to Appendix A for a detailed schedule of those sites within the five year deliverable supply and Table 3.5.4 for a summary of housing completions and permissions granted in 2011/12.

Over the 15 year period of the housing trajectory, it is expected that Ealing will exceed its minimum delivery target of 890 new dwelling per annum. The managed delivery target is the annual number of completions needed to meet the strategic plan total, taking into account any shortfalls or surpluses from both previous and future years; it represents the number of completions needed to get a plan strategy back on track at any point in time. The managed delivery target for each year allows the Council to assess if past shortfalls or surpluses will be addressed through future trends in supply, or if there is a need for action to ensure delivery of the strategic allocation.

If the projected completions in future years are realised, Ealing will meet a cumulative target calculated on the basis of the current annual target until the end of the plan period (2026/27), despite the marginal performance of the past two years; future projections suggest delivery below target will not occur during the plan period. Ealing is expected to meet its 15 year housing target 2 years early, in 2024/25 (refer to Figure 3.5.1). Moreover, while the Monitor line (Figure 5.2) falls below zero during the period 2011-2015, from 2015 onwards there is a significant increase in the number of dwellings above cumulative allocation.

Table 3.5.1 H1: Housing Plan Period and Targets

| Source of Plan Target | Start of Plan Period | End of Plan Period | Total Housing Required | Annual Monitoring Target |
|-----------------------------|----------------------|--------------------|------------------------|--------------------------|
| The London Plan | 2011 | 2021 | 8,900 | 890 |
| Ealing Development Strategy | 2011 | 2026 | 14,000 | 890 |

Table 3.5.2 H2: Housing Trajectory

| 06/07 07/08 08/09 09/10 10/11 11/12 12/13 13/14 14/15 15/16 16/17 17/18 18/19 19/20 20/21 21/22 22/23 23/24 24/25 25/26 26/27 | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------|-----|------|-----|-----|-----|-----|------|-------|------|-------|-------|------|------|------|------|------|-----|-----|-----|------|------|
| | | Rep | | | | | 1 | 2 | 3 | 4 | 5 | | | | | | | | | | | |
| H2(a) | | 976 | 1397 | 829 | 411 | 265 | | | | | | | | | | | | | | | | |
| H2(b) | | | | | | | 599 | | | | | | | | | | | | | | | |
| H2(c) | Net additions | | | | | | | 983 | 932 | 1002 | 1327 | 1713 | 1061 | 1061 | 1061 | 1061 | 1061 | 933 | 933 | 933 | 933 | 933 |
| | Hectares | | | | | | | 7.40 | 13.87 | 8.79 | 13.38 | 19.07 | | | | | | | | | | |
| | Target | | 650 | 650 | 650 | 915 | 890 | 890 | 890 | 890 | 890 | 890 | 890 | 890 | 890 | 890 | 890 | 890 | 890 | 890 | 890 | 890 |
| H2(d) | | | 855 | 785 | 783 | 804 | 835 | 850 | 841 | 835 | 822 | 780 | 695 | 659 | 614 | 558 | 486 | 390 | 282 | 119 | -153 | -696 |

Table 3.5.3 Five Year Deliverable Supply of Housing Land

| Status | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 - 2021/22 | 2022/23 - 2026/27 | Plan Period Completions |
|--|------------|------------|-------------|-------------|-------------|-------------------|-------------------|-------------------------|
| Under Construction | 766 | 549 | 470 | 211 | 293 | 478 | 250 | 3017 |
| Planning Permission Not Started/Subject to Legal | 0 | 166 | 104 | 363 | 297 | 500 | 500 | 1930 |
| Planning Application Awaiting Decision | 0 | 0 | 167 | 146 | 0 | 0 | 0 | 313 |
| Sites DPD Allocations | 0 | 0 | 44 | 390 | 906 | 3242 | 2832 | 7414 |
| | | | | | | | | |
| Forecast Major Completions | 766 | 715 | 785 | 1110 | 1496 | 4220 | 3582 | 12674 |
| Forecast Minor Completions (SHLAA Small Sites) | 217 | 217 | 217 | 217 | 217 | 1085 | 1085 | 3255 |
| TOTAL FORECAST COMPLETIONS | 983 | 932 | 1002 | 1327 | 1713 | 5305 | 4667 | 15929 |
| Total Forecast Completions per annum | | | | | | 1061 | 933 | 1062 |

Figure 3.5.1 Housing Trajectory and Managed Delivery Line

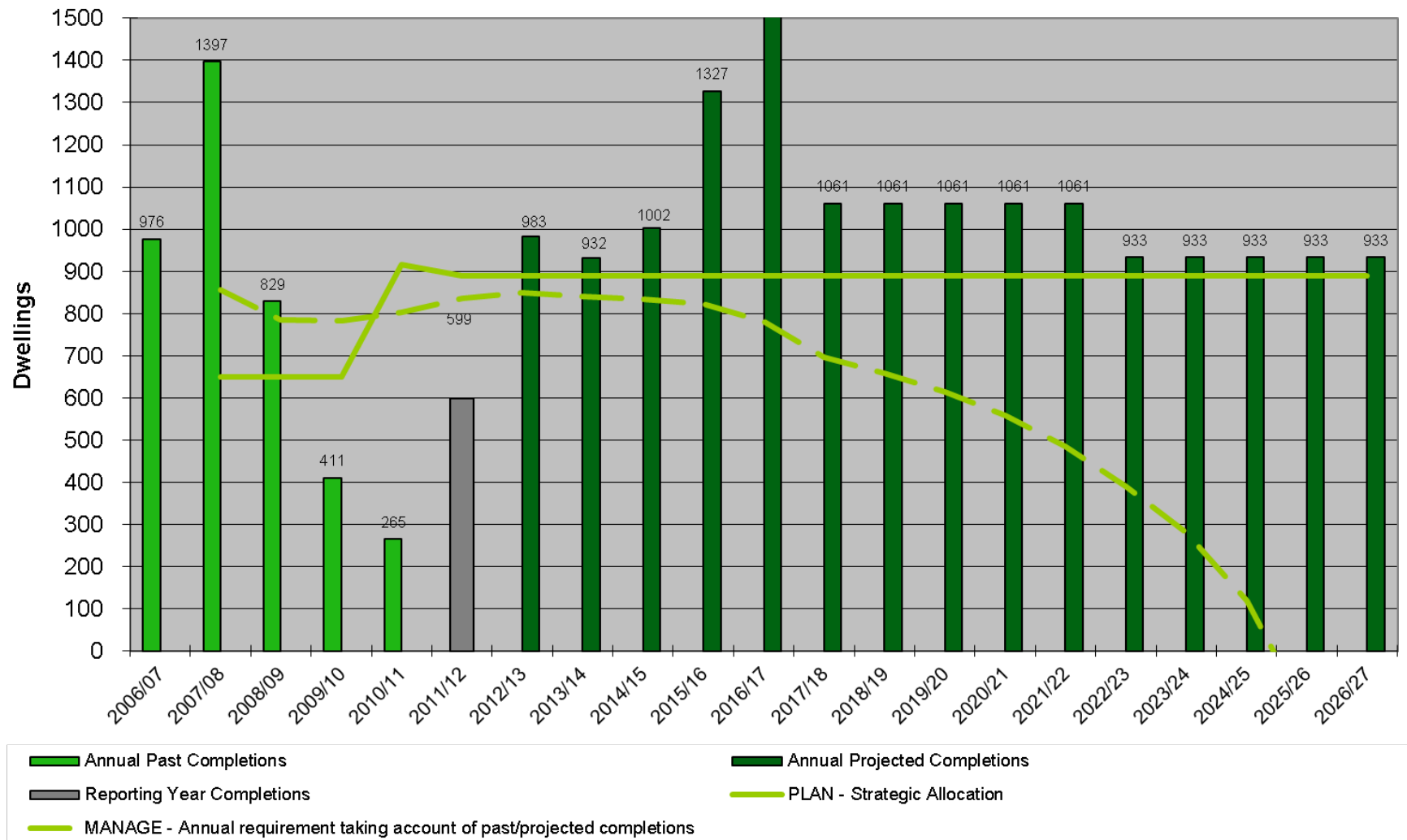


Figure 3.5.2 Housing Trajectory – Monitor Line of Cumulative Completions

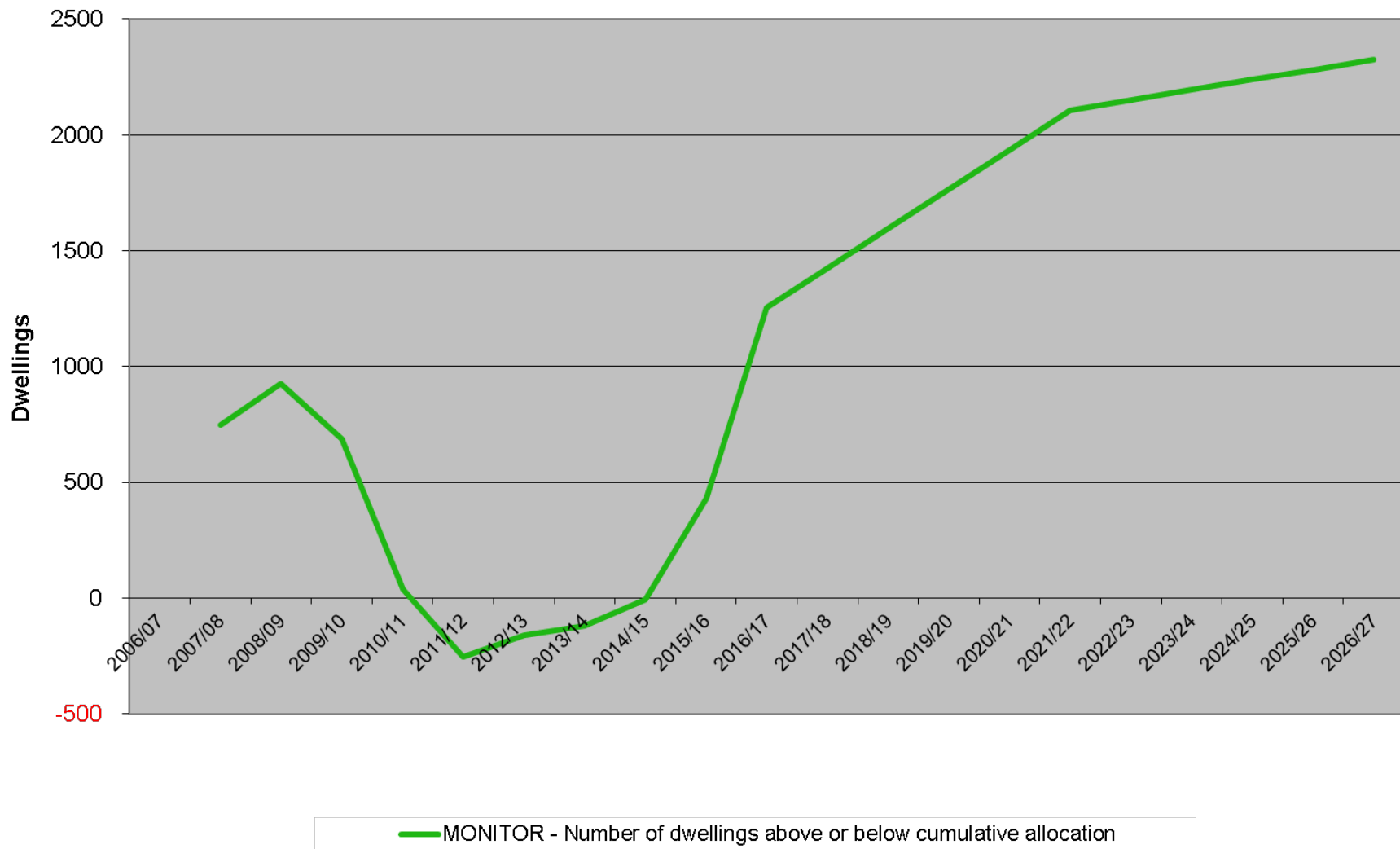


Table 3.5.4 Residential Completions and Permissions, 2011/12

| | Residential Units (net) | Residential Units by Type (gross) | | | Affordable Units | |
|-------------|-------------------------|-----------------------------------|---------------------------|-------|------------------|----------|
| | | New Build/Extensions | Conversion/ Change of Use | Total | Number | % of net |
| Completions | 599 | 472 | 259 | 731 | 306 | 51 |
| Permissions | 808 | 721 | 265 | 986 | 177 | 22 |

Source: London Development Database.

Core Output Indicators

Plan Period and Housing Target

Core Output Indicator H1: Plan period and housing targets: 890. See Table 3.5.1

Core Output Indicator H2(a): Net additional dwellings - in previous years: See Table 3.5.2 and Figure 3.5.1

Core Output Indicator H2(b): Net additional dwellings - for the reporting year: 265. See Table 3.5.2 and Figure 3.5.1

Core Output Indicator H2(c): Net additional dwellings - in future years: See Tables 3.5.2 and 3.5.3, and Figure 3.5.1

Core Output Indicator H2(d): Managed delivery target: See Table 3.5.2 and Figure 3.5.1

New and Converted Dwellings on Previously Developed Land

Core Output Indicator H3: New and converted developments on previously developed land: 100%

Net additional Pitches (Gypsy and Traveller)

Core Output Indicator H4: Net additional pitches (Gypsy and Traveller): 0

There were no additional pitches provided for Gypsies and Travellers in 2011/12; no applications were received for Gypsy and Traveller pitches. Policy 1.2 of the Development Strategy protects the existing council-managed Gypsy and Traveller site at Bashley Road, and makes a commitment to consider additional provision subject to evidence of need. There is significant churn on the Bashley Road site, with one pitch having been re-let since April 2011 and with two families travelling. The waiting list at November 2012 is for four families. Historical trends show that there is sufficient churn at the Bashley Road site to cope with the current waiting list as of 2012, with no need for provision of an additional site in the short to medium term.

The level of churn on the site in combination with the quality of support provided by the Council for families facing accommodation issues is therefore sufficient to address the current level of need evidenced by the waiting list. Furthermore, the borough has no

unauthorized pitches or encampments, nor past precedence of such types of development. The Development Management DPD will contain a criteria based policy for the determination of planning applications for Gypsy and Traveller sites.

Gross Affordable Housing Completions

Core Output Indicator H5: Gross affordable housing completions: 306

There were 306 affordable housing completions delivered through twelve development schemes; ten 100 percent affordable housing schemes and two private schemes which delivered 33 percent and 25 per cent of the total units as affordable.

Chart showing the breakdown of number of units showing the housing tenure from the twelve schemes.

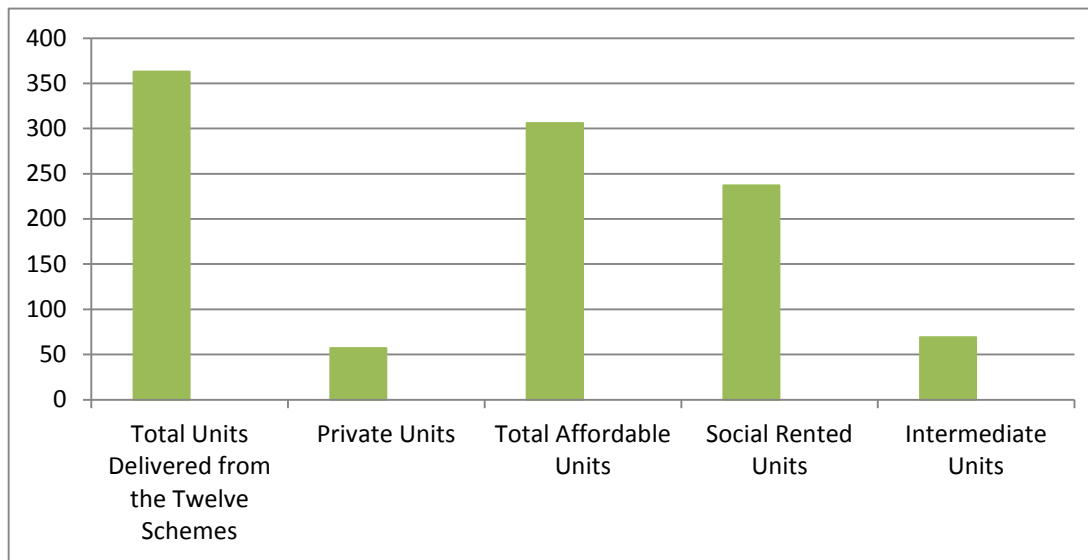


Table 3.5.5 Affordable housing completions

| Site | Ref | Total Units Delivered | Total Affordable Units | Social Rented Units | Intermediate Units |
|--|--------------|----------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| (PART OF ACTON HIGH SCHOOL SITE) GUNNERSBURY LANE, ACTON | P/2004/4096 | 13 | 13 | | 13 |
| 5-7 OTTER ROAD & 180 WINDMILL LANE GREENFORD | P/2008/1477 | 13 | 13 | 13 | |
| 62 HORN LANE ACTON | P/2008/4102 | 21 | 21 | 21 | |
| MANOR HOUSE SCHOOL 16 GOLDEN MANOR, HANWELL | P/2008/4509 | 36 | 9 | 9 | |
| SOUTH ACTON ESTATE PALMERSTON ROAD, ACTON | P/2008/4713 | 125 | 125 | 84 | 41 |
| 20 DRAYTON GREEN ROAD WEST EALING | P/2009/2696 | 1 | 1 | 1 | |
| ACTON CENTRAL INDUSTRIAL ESTATE ROSEMONT ROAD, ACTON | P/2009/2975 | 45 | 15 | 10 | 5 |
| BRITANNIA CLOSE NORTHOLT | P/2009/3722 | 19 | 19 | 19 | |
| 631-635 WHITTON AVENUE WEST GREENFORD | P/2009/4007 | 28 | 28 | 18 | 10 |
| DERELICT CARPARK LOCATED AT CORNER OF HIGHLAND AVENUE AND HANWAY ROAD, HANWELL | P/2009/4174 | 15 | 15 | 15 | |
| EASTCOTE LANE NORTH NORTHOLT | PP/2009/3809 | 36 | 36 | 36 | |
| THE CLUBHOUSE 78 – 80 GOODHALL STREET PARK ROYAL | PP/2009/4377 | 11 | 11 | 11 | |

Housing Quality – Building for Life Assessments

Core Output Indicator H6: Housing quality (Building for Life assessments) - 0

Building for Life (BfL) is no longer a core output indicator for monitoring tool for assessing the quality of housing projects. There were no assessments carried out for Building for life in the monitoring period. An officer within the Council's Urban Design and Conservation Team is in the process of reviewing the process as the assessment criteria has been modified from 20 questions to 12 questions. The Council is currently determining how to take forward monitoring on housing quality in response to the changing framework around Building for Life.

UDP Policy Indicators

Planning Application Decisions

The UDP Housing policies are amongst the most frequently quoted policies in decisions on planning applications or appeals. Of the 128 planning applications that were considered by Committee, there were 717 references to UDP Urban Design policies. An analysis of the policies shows that 18 percent of references were in relation to Transport (Policies 9.1, 9.5 - 9.8 and 9.9). Followed by Environmental Resource and Waste (Policies 2.1, 2.5 -2.7, 2.9 and 2.10) and Housing Policies (Policies 5.2-5.9) accounting for 16% and 11% respectively of policy references. There were 695 Reference to supplementary guidance's of which, Accessible Ealing, Noise and vibration, Safer Ealing and Refuse and recycling facilities were most frequently referenced.

Appeal Decisions

A survey of appeal decisions revealed that housing policies were the most frequently quoted policies. In the 83 cases that were dismissed there were 103 references to housing policies. In the 23 allowed cases, there were 17 references to housing policy. At appeal, Policies 5.5 and 5.9 on design and householder extensions/alterations were by far the most frequently quoted housing policies (representing 53% of references at both dismissed and allowed appeals). In some cases where the appeal was allowed, greater flexibility was encouraged, whether in density standards, amenity space, or as regards payment-in-lieu of on-site affordable housing, although justified in each case by the particular circumstances.

Observations and Conclusions

2011/12 marked a significant improvement on the number of residential completions totaling 599, when compared to last year's total of just 265. This improvement was also reflected in the number of affordable units completed totaling 306 when compared to the previous year's low of just 73 units. However the housing pipeline has been tempered by the prevailing economic conditions, with only 808 units granted permission of which 22 percent are affordable units. The increase in the number of residential completions on

last year's lows represents an increase in the level of economic activity for the house building industry, completions being spread across on small and large sites.

The housing trajectory indicates that more than is required to meet the annual housing provision target over the Plan Period is provided for, but the impact of the economic recession will likely reduce the amount of new housing built in the short term.

Topic 6: Business

OVERALL OBJECTIVE

1.6 To promote balanced economic development, with an emphasis on employment serving community regeneration areas, encouraging a high quality, modern, attractive working environment and local enterprise. New development will also be expected to be consistent with the principles of continuous environmental improvement.

All the policies in the Business chapter of the UDP have been 'saved' (with effect from October 2007). The Mayor's objectives as set out in the consolidated London Plan include making London a more prosperous city with strong and diverse long term economic growth, accommodating much of the growth of jobs in the main Opportunity Areas, providing opportunities to stimulate the supply of suitable floorspace, including mixed uses, in the right locations, and releasing employment land which is no longer needed.

UDP Business Policies

- 6.1 Supply of Land and Property for Business Use
- 6.2 Proposals for Office Development
- 6.3 Alternative Development of Office Buildings
- 6.4 Industry and Warehousing in Major Employment Locations
- 6.5 Ancillary Development in Major Employment Locations
- 6.6 Workspace for Artistic and Cultural Activities
- 6.7 Hotel Development

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.14 Major Employment Locations
- 10.15 Employment Sites
- 10.21 Development Sites

Relevant London Plan Policies²²

- 4.1 Developing London's economy
- 4.2 Offices
- 4.3 Mixed use development and offices
- 4.4 Managing industrial land and premises

- 4.5 London's visitor infrastructure
- 4.6 Supporting for and enhancement of arts, culture, sport and entertainment provision
- 4.7 Retail and town centre development
- 4.8 Supporting a successful and diverse retail sector
- 4.9 Small shops
- 4.10 New and emerging economic sectors
- 4.11 Encouraging a connected economy
- 4.12 Improving opportunities for all

Supplementary Planning Guidance

- SPG6 Plot Ratio
- SPG on Development Sites

Relevant Local Strategies

- Community Strategy (2011)
- Neighbourhood Renewal Strategy
- Economic Regeneration Strategy

²² Policies based on the 2011 London Plan,

Context 2011-12

During the previous monitoring period we saw the publication, in September 2010, of Ealing's updated Employment Land Review, the key evidence document relating to employment uses within the Borough.

The Employment Land Review indicated as a benchmark that 14 ha of industrial land could be released to non-employment uses in 2010 and 2026. This release should take place by a process of strategic plan-led release designed to realise key Development Strategy objectives. Sites in Ealing with the potential for employment uses are shown at Figure 3.6.1.

UDP Policy Indicators

A survey of **planning decisions** made by Committee in 2011/12 revealed that business policies were used infrequently relative to policy usage in other chapter areas. Of the 128 committee cases business policies were only referenced 37 times, less frequent than for any other chapter area except 10 and significantly less when compared with other policy areas such as chapter 4 and chapter 9. Policy 6.1 Supply of land and property for business use was most frequently used, with 16 references, and Policy 6.5 Ancillary development in major employment locations had 6 references.

If policies have been quoted in **appeals** that have been dismissed, these can be taken as indicating success. During this monitoring period there were 3 instances where policies in chapter 6 were relied on out of 83 dismissed cases. On the other hand, there were 3 appeals upheld (out of 23) in which policies in chapter 6 were quoted. This finding, however, did not question the validity or wording of the policy, but differed in its interpretation from that of the officer, this case was further complicated by the existence of a previous permission on the site for a slightly different form of development.

All eight of the applications advertised as departures during the year involved three developments that would be contrary to Business policies. Whilst two out of the three applications were granted conditionally, one of the applications was refused. The first of these involved the demolition of existing office building and redevelopment by a mixed use building of 13,824 sq m (Gross external area) comprising of 2,953 sq m (gross internal area) of business space (B1 use class), 462 sq m (gross internal area) of retail space (A1 use class), 190 sq m (gross internal area) of community / business floorspace and 323 bedrooms of student accommodation with vehicle/pedestrian access from Old Oak Lane (P/2010/2215).

The site is located within a Major Employment Location (MEL) and with a Zone 1 Parking Standards Area. Adjoining the site is Grand Union Canal, which is designated as conservation area, a green corridor and a site of Metropolitan and Local importance for nature conservation. The proposed change of use from B1 office to mixture residential/retail/pub/restaurant use is contrary to policies 6.1 and 6.3, however, evidence supports that the existing building had long ago reached the end of its useful life as offices. Whilst the development departed from policies, the proposed development is considered to be acceptable as redeveloping this site entirely with land uses compatible with the site's designation as Strategic Industrial Land and that a quantum of enabling development (323 student units) is required to allow the development to be economically viable.

A second application (P/2011/1570) related to Change of use from Storage & Distribution (B8) use to Banqueting (D2) use with external alterations, including entrance porch to front and extract flue to side. The application site is located with MEL, which also serves other commercial units in the centre and branches from Park Royal Road. The site also serves other units in the Balfour Business Development, which comprises mainly light industrial and warehouse units in B1, B2 and B8 use. Accordingly the application was advertised as a departure and was refused as the proposal was for change of use of two ground floor B8 units to D2 banqueting use. The proposal was considered to be contrary to policies 6.4 Industrial and warehousing in major employment locations and 6.5 Ancillary developments in major employment locations.

The third application (PP/2011/1087) was Part change of use of existing ground floor office (B1) to provide 150sqm of flexible retail use (A1-A5), part retention of existing office use (B1) at first, second and third floor level and the conversion to nine self-contained residential units (C3), the creation of a first floor roof terrace. The proposal is considered to conflict with the basic aims of UDP Policy 6.1, which seeks to retain a supply of land and property for business use, Whilst the development depart from policy, however the retention of existing office accommodation and the introduction of a number of residential units is considered to be much more appropriate in nature by ensuring mixed use schemes bring vacant building back into use.

Development Indicators

Completions have resulted in a net loss of 2,112sq. m. of employment floorspace. Figures in terms of site area however are much more difficult to quantify accurately and are therefore not provided here. Conversion factors have been used elsewhere, e.g. a 50% density figure could be assumed, and however this has serious shortcomings, as many developments will be multi-storey. Further work however is proposed to rectify this situation in future monitoring years. It should also be noted that this figure does not distinguish between the locations of this change in employment floorspace. For example whilst the change in B2 and B8 floorspace will largely be focused in area already designated as employment land (i.e. MEL & Employment Site in Ealing), a considerable proportion of change in B1 floor area has occurred on sites outside of the designated employment land, for example in town centres.

Figure 3.6.1 Sites with potential for employment uses

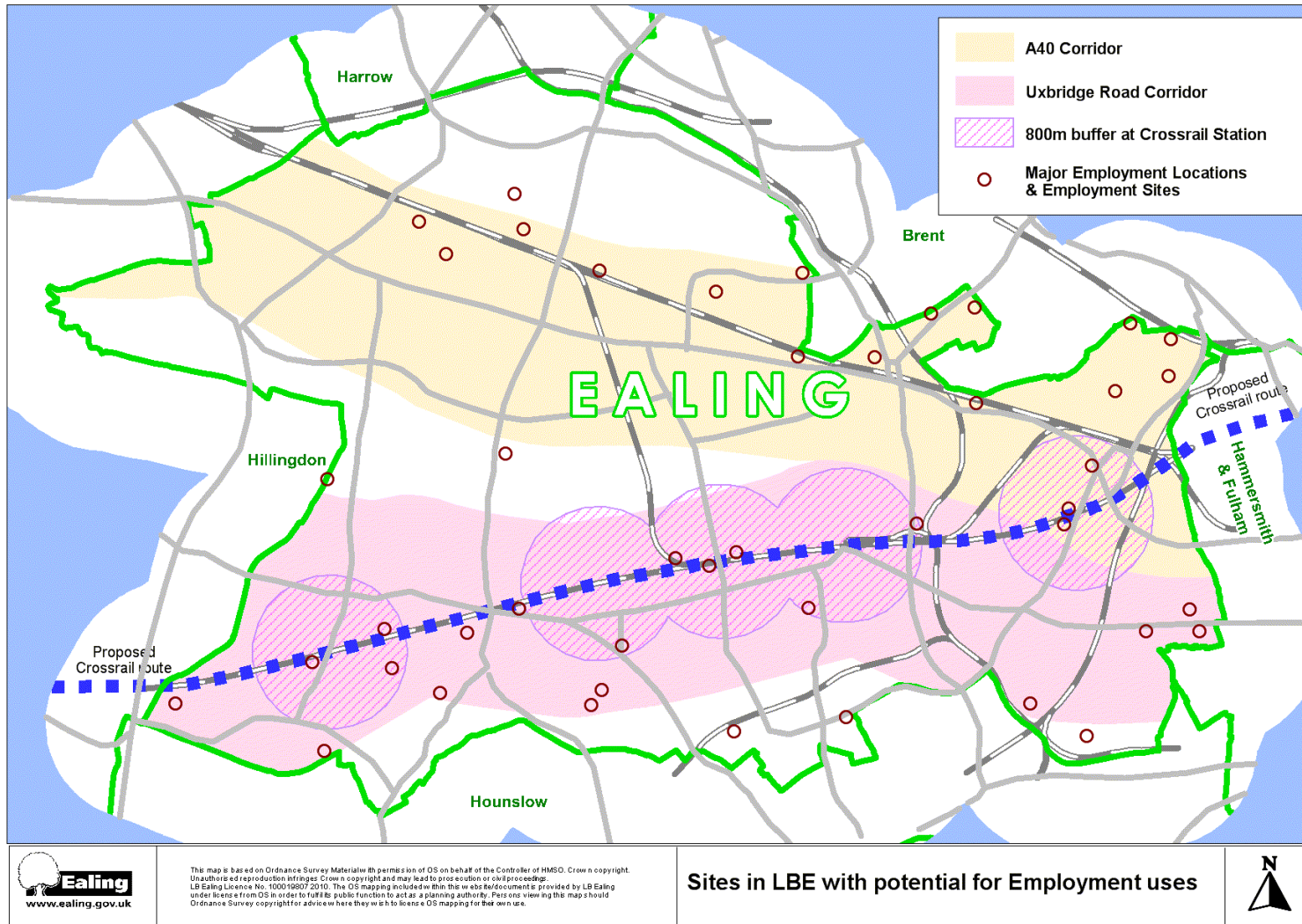


Table 3.6.1 Amount of employment floorspace developed 2011-12(sqm)

| Use | B1 | B2 | B8 | Total |
|---------------------------|--------|-------|-------|--------|
| Gross (Internal) | 3,163 | 1,455 | 7,766 | 12,384 |
| Net | -7,131 | 1,341 | 3,679 | -2,112 |
| Previously Developed Land | 100% | 100% | 100% | 100% |

Source: London Development Database.

Notes: Floorspace figures converted to Gross Internal using a factor of 0.9625.

Employment Type: B1 - Light Industrial, Office, R&DI; B2 – General Industrial; B8 – Storage and Distribution.

Table 3.6.2 indicates **changes in employment based on permissions** granted during the year. A factor is employed to convert floorspace into jobs. Planning permissions granted during the year would create a net loss of 18,427 sq m of employment floorspace, mainly in office/light industrial, which would result in a net loss of 1466 jobs.

Table 3.6.2 Indicative changes in employment 2011-12

| Use | B1 | B2 | B8 | Total |
|--|---------|--------|------|---------|
| Sq.m/worker* | 17.9 | 31.8 | 40.1 | N/A |
| Additional Floorspace Permitted (sq.m) | -36,305 | 17,913 | -35 | -18,427 |
| No. of Jobs | -2,028 | 563 | -1 | -1466 |

Source: Ealing Development Monitoring Database.

* 'The Use of Business Space', SERPLAN/Roger Tym & Ptnrs 1997

Core Output Indicator BD1: Total Amount of Additional Employment Floorspace – By Type: - -2,112 net sqm. See Table 3.6.1 above.

Core Output Indicator BD2: Total Amount of Employment Floorspace on Previously Developed Land – 100% (See Table 3.6.1 above)

Core Output Indicator BD3: Employment Land Available By Type:

i) sites allocated for employment uses in Development Plan Documents – 491ha of employment Land (breakdown by use class not available)

ii) sites for which planning permission has been granted for employment uses, but not included in i). – unknown

Total (ha) - Unknown

Observations and Conclusions

As a comparison with other UDP topic areas, business policies were used very infrequently in planning decisions. No relevant departures from policy were noted. Rather than reflecting negatively on the value of these policies, the infrequent nature of their use may in fact reflect the strength and robustness of these policies and therefore an unwillingness to challenge them. Accordingly it is critical that business policies are retained for development control purposes, whilst working on new spatial policies as part of the emerging Local Plan. UDP policies have now been saved and will be operational until replaced by new Local Plan policies.

2,112 net square metres of employment space were lost in Ealing in 2011-12. Interestingly, the net loss occurred exclusively in the B1 use class with large and moderate increases recorded respectively in classes B2 and B8. While this data reflects the weak growth of the London and UK economies, it seems also to indicate a continuing restructuring of the Ealing employment stock towards more employment intensive uses. Accordingly, the proportionate loss of jobs in the Borough was higher than last year amounting to an estimated 1466.

Topic 7: Shopping and Town Centres

OVERALL OBJECTIVE

- 1.7 To encourage convenient shops and services throughout the borough, by recognising the distinctive functions of metropolitan, major, district, neighbourhood and local centres, and the importance of a good environment for the mixture of shopping, business and community activities needed to sustain these centres.**

It should be noted that the above policy/objective taken from chapter 1 of the UDP although in place until October 2007, was not saved beyond that date. It is effectively replaced by objectives/policies in the London Plan and in the Local Plan. Emerging Ealing Local Plan policies include a commitment to regenerate and provide further retail floorspace and support other appropriate town centre uses in accordance with the scale and function of the centres. The new London Plan was adopted in July 2011. It confirms the Mayor's endorsement of a competitive and growing retail sector across town centres and a partnership approach to finding appropriate and sustainable development sites. The London Plan reaffirms the key role played by town centres in providing a competitive comparison retail offer and accessible convenience goods and services.

NPPF

2. Ensuring the vitality of town centres

UDP Shopping and Town Centres Policies

- 7.1 Promoting and Enhancing a Network of Centres and Promoting Key Sites
- 7.2 New Shopping Developments and the Sequential Approach
- 7.3 Designated Shopping Frontages
- 7.4 Non-Designated Shopping Frontages
- 7.5 Basic Shopping Needs
- 7.6 Eating, Drinking and Entertainment
- 7.7 Other Shopping Centre Uses
- 7.8 Markets and Street Trading

Relevant UDP Sites & Areas

- 10.1 Strategic Sites and Areas
- 10.16 Designated Shopping Frontages
- 10.21 Development Sites

Relevant London Plan Policies

- 2.15 Town centres
- 4.6 Support for and enhancement of arts, culture, sport and entertainment provision
- 4.7 Retail and town centre development
- 4.8 Supporting a successful and diverse retail sector
- 4.9 Small shops

Background Reports

Revitalising the Retail Heart of Greenford (Nov 2006)
West London Retail Needs Study (Jan 2007)
West Retail Needs Study Update (May 2010)

Local Strategies and Priorities

Sustainable Community Strategy (2008)
Framework for Southall (Feb 2008)
Town centre studies for Acton and Hanwell Framework for Southall (Feb 2008)

Town centre studies for Acton and Hanwell Ealing
Metropolitan Framework for Ealing Metropolitan Town Centre

Local Strategies and Priorities

Community Strategy (2011)
Framework for Southall (Feb 2008)

Town centre studies for Acton and Hanwell Framework for
Southall (Feb 2008)

Town centre studies for Acton and Hanwell Ealing
Metropolitan Framework for Ealing Metropolitan Town Centre
(September 2010) Infrastructure Delivery Plan (September
2010)

Context 2011-12

National Guidance

The NPPF, published in March 2012 sets out the government's requirements for the planning system, and as such supersedes PPS4 on Shopping and Town Centres. The framework promotes the competitiveness, viability and vitality of a network and hierarchy of town centres that is resilient to anticipated future economic changes and promote distinctive and competitive town centres that provide customer choice and a diverse retail offer. To enable this, it requires all local authorities to allocate a range of suitable town centre/and or edge of centre sites to town centre uses through a sequential approach, retain and enhance new markets and define primary shopping areas with both primary and secondary frontages whilst setting policies that make clear which uses will be permitted in such locations.

London Plan

The London Plan, Spatial Development Strategy for Greater London was the adopted in July 2011 during the monitoring period. It confirms the Mayor's endorsement of a competitive and growing retail sector across town centres and a partnership approach to finding appropriate and sustainable development sites. The Plan reaffirms the key role played by town centres in providing a competitive comparison retail offer and accessible convenience goods and services (Policy 2.15) It supports a partnership approach in the evaluation of the town centre's retail capacity and in the delivery of a solid policy framework preventing the loss of retail floorspace and services and supporting the supply of additional comparison retailing in metropolitan and major centre as well as convenience floorspace in district and neighbourhood local centres (4.7, 4.8). It confirms that the Mayor will seek contributions from major retail developments to support the provision of independent retail units (4.9). In under-served market areas, capacity for new shops should be secured as part of urban regeneration projects. The London Plan confirms the strategic network of town centres across London, with Ealing identified as a Metropolitan centre and Southall as a Major centre within the hierarchy of centres.

Other GLA Guidance and Reports

The GLA's Sub-Regional Development Framework (SRDF) for West London was published in May 2006. It provides guidance on implementation of the London Plan policies at a sub-regional level. It recommends that boroughs undertake local retail needs

assessments, to determine both quantitative and qualitative needs at centre level. This information will help in identifying sites where such growth could be accommodated, taking into account the strengthening and regeneration of existing centres and addressing deficiencies in the town centre network.

The GLA's report Retail in London was published in October 2006. It examines the growth of the retail sector, its contribution to employment, changes in retailing, the rise in Internet trading and the importance of leisure in retail development. The role of retail regeneration is also noted.

A report on London-wide Health Checks²³ was produced by the GLA in January 2007. It provides a 'snapshot' of the health of over 200 of London's town centres using a selection of indicators. This highlights the need to accommodate the forecast demand for retail and leisure requirements in town centres. The report reiterates that for Ealing Metropolitan Centre to work effectively, West Ealing and Central Ealing must function as one large centre. This is consistent with the findings of the more recent Master-planning/Development Framework referred to below.

The 2009 London Town Centre Health Check (Dec 2009) informed preparation of the London Plan and also contributes to the evidence base for local development plan policies, development proposals and implementation of town centre and local strategies in accordance with national planning policy statements PPS6 and PPS4. To provide continuity where possible with previous London town centre health checks, the indicators for the 2009 study were categorised under the following sub-headings:

- Scale and Function
- Capacity
- Financial Performance
- Accessibility
- Town Centre Initiatives
- Accidents and Security
- Environment

Under each of the above categories, the GLA accessed a wide variety of datasets on town centres, which have been used to evaluate the performance of centres, supplemented by local knowledge from boroughs. In Ealing, information each of the borough's town centres was researched in summer 2009 and data provided in relation to the above categories..²⁴

²³ GLA London-wide Town Centre Health Checks 2006 analysis (Jan 2007)
http://www.london.gov.uk/mayor/planning/docs/towncentrehealthchecks2006_fullreport.pdf

²⁴ The 2009 London Town Centre Health Check (including Annex 4 which contains a summary of selected key health check indicators) can be viewed at: <http://static.london.gov.uk/mayor/planning/docs/towncentrehealthcheck2009.pdf>

The GLA 2009 report findings re-affirmed Ealing Metropolitan functions as two distinct centres: **Ealing Broadway** (with its strengthening comparison goods retail and cultural offer) and **West Ealing** (with a strong convenience and secondary retailing function). The findings illustrate the need to further integrate the two entities, particularly in view of the evolving office corridor which comes between the two.

No comments were made in the report in relation to the designations (within the UDP/London-wide hierarchy) for any of the borough's other town centres.

The report confirms that the GLA will continue to work with boroughs where possible to find proactive ways of identifying capacity to accommodate new retail, leisure and other development within town centres or on the edges of town centres where development can be well integrated with the existing centre.

The Mayor's Economic Development Strategy for London was adopted in May 2010. The strategy sets out the Mayor's vision for the Capital in respect to London's economy. The Strategy recognises the strategic role played by London's network of town centre as community and economic hubs, which provide key locations for retail. It encourages the continued designation of Business Improvement Districts (BIDs) and encourages the promotion of Strategic Outer London Development Centres playing an economic role at the regional level. It also recognises the role of regeneration across London.

West London Retail Needs Study (2006) and update (2011)

Ealing Council commissioned a Retail Needs Study (WLRNS) in November 2006 to look at potential capacity for new retail floorspace in the borough's main town centres. The scope of the study also included ethnic retailing and an assessment of and the need for leisure provision. The main outcome of the report was the need for additional retail floorspace and an effective town centre strategy in Ealing town centre to retain its competitiveness and status as a Metropolitan Centre within west London and beyond.

This was updated in May 2010 through The West London Retail Needs Study. It takes into account all the retail schemes that were committed through planning permission or which were under construction up to February 28, 2010. The study will form part of the evidence used to underpin the preparation of the Local Plan. Two key purposes of the purposes of the study are
To reassess the quantitative requirements to 2031 for comparison and convenience retail (A1) uses and A3 to A5 uses
To draw independent conclusions from the original 2006 WLRNS and from the Experian's Consumer Expenditure and Comparison Goods Retail Need in London report (updated March 2009)

The study provides the quantitative and qualitative information needed to inform a review of the viability and vitality of the town centres' hierarchy as required by PPS4. It recommends using suggested development quantum up to 2021 for planning purposes.

In order to sustain a step change in shopping patterns, the Retail Needs Study update identifies the quantitative need for up to 70,000 gross sqm of comparison and up to 10,700 gross sqm of convenience floorspace in the borough by 2021. It considers the scope for the accommodation of up to 10,900 sq m A3, A4 and A5 floorspace over the same period. Figures for individual town centres are broken down as per table 3.7.1 below.

Table 3.7.1 Gross floorspace need in Ealing town centres to 2021

| Town Centre | Comparison Goods (gross need in sqm) | Convenience Goods (gross need in sqm) |
|--------------------|---|--|
| Ealing | 33,200 | 600 |
| Southall | 2400 | 5800 |
| Acton | 5400 | 1100 |
| Hanwell | 1000 | 1300 |
| Greenford | 4300 | 500 |

Source: Tables 6.15 p.64, and 7.13 p.77 of the Joint Retail Needs Study Update 2010

Floorspace need is related to projected expenditure growth, spending patterns, sales turnover and planned new developments. As shown by Table 3.7.1, Ealing Metropolitan Town Centre in particular requires a major increase in comparison floorspace. Southall and Hanwell need to improve their convenience floorspace offer whereas Acton and Greenford require more comparison floorspace. The provision of new sqm retail floorspace will be reported in future AMRs.

Emerging LDF Policies

The initial proposals of Ealing's Local Plan Development Strategy 2026 were consulted upon autumn 2010. Policies included a commitment to regenerate and provide further retail floorspace in Ealing, Acton and Southall. The Development Strategy 2026 introduces the potential for a town centre boundary change to Southall to help consolidate the retail functions of the town centre and to help facilitate appropriate development and to rebrand Kind Street as a neighbourhood centre serving Southall Green. Positive action also needs to be taken across the borough to counter polarisation between successful large town centres and declining neighbourhood centres.

The first version of the Council's Infrastructure Delivery Plan (IDP) was produced in September 2010 and a second version was consulted on in Autumn 2010. The aim of the IDP is to ensure the sustainable delivery of the growth targets and policies contained in the Development Strategy 2026 through the provision of appropriate infrastructure in the right places at the right time. Initial findings show many of the existing facilities are appropriately located within town centres and this should continue where town centres will deliver future population growth through new residential developments. Delivery of future infrastructure requirements is suggested through direct provision, s106 contributions to expand or provide existing facilities, and the co-location of activities.

Master Plans

Master plans have been undertaken to provide strategic vision and development frameworks for the borough's town centres including for key development sites. The frameworks are intended to guide development and ensure our town centres develop into distinctive and successful places. The research has included consultation with local businesses, residents, landowners and developers. The progress of projects for each town centre in this monitoring year is outlined below:

Ealing Metropolitan Town Centre

The Spatial Development Framework for Ealing (2008) was commissioned to help inform development in the centres over the next 10-15 years. In the light of increasing competition from nearby centres, the suggested strategies and actions to strengthen its role and improve its relative performance include: strengthening the retail cores; defining and reinforcing the distinctive character of the different parts of the town centre; introducing a mix of uses to serve residents, workers and visitors; managing transport movement and improving facilities for non-car modes of travel; improving the quality of public spaces; enhancing the quality of townscape and historic character; and, introducing high quality and sustainable buildings which meet the needs of modern occupiers. The report's recommendations are grouped into themes including movement, built form, public realm and open space, community infrastructure and development sites, which include suggested uses. The document will help inform on-going LDF work.

From the recommendations of the framework (which was updated in 2010), the programme of projects was established for Central Ealing, the aims being to improve the vitality of the town centre to make it a better place to live, work, visit and shop. Progress this year has seen the streetscape scheme on the north side of The Broadway outside Ealing Town Hall and up to the Dickens Yard development entrance which has included the installation of new yorkstone paving and street furniture. Fourteen new shop fronts have been completed to date as part of the shop front grant scheme, which awarded between £4,000 and to £10,000 to 21 businesses for physical improvements to their shop. The scheme targeted 11 businesses in a block on Bond Street as a priority area. An additional £4,000 was made available to other businesses in the town centre. The TFL Legible London Pedestrian Wayfinding Scheme was introduced to the town centre. Locations and designs for the signage have been agreed and the signage will be installed in the next couple of months. A bid was submitted for £2.8 million funds to TFL to carry out further complementary streetscape improvements starting 2011/2012 in Ealing Broadway was successful.

Planning permission was granted in November 2009 for the redevelopment of Dickens Yard for a mixed retail, residential, commercial, community and leisure development. Construction has commenced on this development. This development, which will provide 700 sq meters of residential units and 10,000sqm of retail will increase the scale and quality of the comparison goods offer in the town centre, retain more of Ealing's catchment spend, and relieve overtrading. Construction commenced in 2010 and completion is scheduled for 2016. This will. The first two buildings are complete and the first residents moved in in October 2012 in units meant to accommodate the residents of council homes, thereby freeing up family housing in locations suitable for families.

The planning application for the Arcadia site, also for a large mixed-use scheme, was called in by the Secretary of State who, after a public inquiry, refused planning permission in July 2009. There have been no subsequent applications on this site. The promoters of this scheme Glenkerrin, who assembled the land, went into administration in 2011. The Council has been working closely with the administrators and interested developers to encourage a comprehensive scheme to come forward for the whole site. The site has a new owner, Benson Elliott, but no planning application or detailed proposal has been submitted yet. The Council published the Draft Arcadia Site Supplementary Planning Document for consultation in July/August 2012.

In West Ealing, public realm improvements including new seating, planters and re-paving have been completed at Melbourne Avenue square and the library forecourt. In the financial year 2011/12, shop front improvements were undertaken at 10 shops in the town centre, with a further 15 retailers currently designing and applying for planning permission for improvements to their shops. This has complemented the Visual Merchandising training that retailers received in the previous years.

West Ealing Trader's Association was awarded small grants as well as support from the Council in last year's monitoring period, following which two 'family fun days providing entertainment such as music and food stalls were organised at St James' Church attracting around 500 people to the area. It was furthermore involved in promotion and marketing as part of the Ealing BID Company's 'Shop Local' Campaign, and meet regularly to help deal with issues in the town centre – most recently the August Riots, where the relationship and communication between traders and the Council has helped stimulate continued joint thinking and working within the town centre.

The Leeland Road Farmers market has continued to receive promotion and marketing, and Festive lights have continued to be maintained and installed along the Uxbridge Road.

Following two applications to the DCLG in October 211, 40,000 £ were secured by the Council in March 2012 to work with local community groups and other stakeholders such as Ealing Broadway's BID company to assist with the delivery of two neighbourhood plans in Ealing Broadway and Environs and West Ealing Centre.

Southall Major Centre

Ealing Council is working with local and regional partners to develop the Southall Big Plan to build on the opportunity afforded by Crossrail. 2012 has seen the development of the Southall Charter which establishes an agreed long-term vision for the future of Southall and a programme of short and medium term action to start achieving this. As part of the Big Plan, an Opportunity Area Planning Framework is being produced in partnership with the GLA for Southall. A master plan is also in development around the future Crossrail station, entitled Southall Gateway.

Planning permission for the redevelopment of the Southall Gasworks site was granted by the Mayor of London in October 2009. The proposal includes 20,050 sq m of retail floorspace, including a 5850 sq m supermarket, additional A3, A4 and A5 units along the canal and large retail units. The development would retain catchment retail spending currently 'leaking' to neighbouring town centres.

Whilst it will provide more comparison and convenience floorspace than advocated by the WLRNS, the retail component seeks to complement rather than compete against the existing specialist Asian retail offer, and would be integrated with the existing town centre through strong pedestrian links.

Cabinet approved a spend of £560,000 capital growth funds on the renovation of the Grade II* listed Southall Manor House (designated by English Heritage as a Heritage building at risk). During 2010/11 urgent works and repairs were undertaken to the exterior to make the building 'wind and weather tight'. A further £250,000 capital growth funds were approved in 2011.

The Council and its partners have been successful in securing investment totalling £6.54m which will be invested in the town centre through a series of interventions ranging from the comprehensive redevelopment of the Broadway, to the improvement of nine smaller public spaces in Southall, and complementary creative investments with businesses to improve the quality of the Southall "experience" for locals and visitors alike."

Greenford District Centre

A multi-million pound investment has been made to revitalize the heart of Greenford to create a shopper and business-friendly centre. Many of the recommended projects in the 2006 study have been implemented (including pavement and junction improvements, provision of stop and shop bays, shop front grants, lighting and new benches).

A Review of the Good for Greenford Programme (2010) was undertaken by New Horizon in February 2010, based on both a physical and phone survey. The "Good for Greenford" works were completed in December 2009. Five million pounds was invested in a range of improvements including re-paving of the town centre in York Stone, £76,000 investment in a shop front improvement scheme for 10 units, and 23 businesses taking advantage of a Visual Merchandising scheme. One million pounds has been spent on the regeneration of Greenford Hall to modernise and bring this important public building up to modern standards. The building reopened for the public and community groups to hire in November 2011.

A new Tesco store which should provide 1300 sqm net of comparison and 2400 sqm of convenience floorspace as well as five new small retail units and an increase in car parking space, was granted planning permission in 2010/11. The scheme should provide the footfall that underpins Greenford's stability as a competitive District centre, to serve the day to day needs of its catchment population. The development has not yet been completed and remains in the balance.

The Visual Merchandising Scheme that delivered a training programme to independent retailers within Greenford town centre and 23 businesses partaking has now been completed. The Hanwell Association of Traders (HAT) will also provide guidance and advice on running a successful traders association within Greenford town centre.

In February a yearlong license was granted for street markets in Greenford, the stalls in the street market sell a variety of items such as fabric, flowers, tools, kitchen wear, hats, clothing, music, toys and DVD's. Street markets offer the opportunity to boost trade in Greenford by attracting shoppers to the area, and the stalls deliberately sell complementary goods to help existing businesses in the area. The council has also used funding to provide expert advice on window dressing, customer service and marketing for 19 shops in Greenford.

These street markets were funded by the £128,000 that was granted by the Mayor via the Outer London Fund, which has contributed to various other improvements around Greenford such as art auctions with students, the formation of a traders group and building improvements along the high street. Other projects include a pop-up advice shop located on Greenford Broadway which dealt with enquiries regarding housing, employment, benefits, debt, health, legal issues, volunteering, local events and the digital switch.

During March 2012 as part of the 'Help for Businesses' scheme, a special task force was set up to carry out refurbishments to the exterior of buildings. This involved painting and restoring the original 1930's columns and plinths in-between and surrounding shop fronts of independent retailers in Greenford Broadway and Ruislip Road East.

Acton District Centre (including Park Royal)

Recommendations from the Acton Town Centre Regeneration Study identify the need to improve retailing, the public realm, nighttime economy and transport. In 2008 Acton was allocated £2 million investment to help achieve these improvements over three years. £500,000 was allocated to a Shopfront Improvement Scheme in Acton. The 21 Shops most in need of improvement were identified and given the opportunity to apply for a grant. £40,000 was also opened to all shops in the area for minor improvements. 2 businesses have successfully completed works whilst 8 are awaiting implementation.

Acton has also benefited from a match funded grant of £200,000 as part of the English Heritage Partnership Scheme to make improvements to an Edwardian block located opposite Acton Town Square. Improvements will be made to the shop fronts and upper floors, with repair and restoration of original features and the brickwork. A Conservation Assessment has been completed for the site and will help inform a detailed plan for the works.

Following the publication of the Community Facilities in Acton report, public consultation was held in June 2009 and has been ongoing to discuss the provision of new community facilities on the Acton Town Hall site and to secure appropriate long-term uses for the listed buildings on the site. The Council has committed £13.2m to creating new facilities which will include a 25m pool, library and community space and 13,000 sq ft of space for the Council's Adults, Children's and Families Service. The swimming pools, leisure centre, Adults, Children's and Families Services space and community space will be built in a new building on the current Baths and Kings Rooms site. The library and Adult Childrens and Families offices are to be provided in a refurbished space currently comprising the Assembly Hall and offices. The council has secured planning consents and will procure a contractor to refurbish and build. In future, there are plans for the current library building to be converted to restaurant/retail use and the main

Town Hall to be converted to residential and to convert the priory centre site into a new school. Construction is due to be complete in April 2014.

A decision was issued to grant Action Acton with a one-year license to manage Acton Market and improve the range and quality of its products. A competition was held in December 2011 to encourage businesses to improve the appearance of their shop windows in December 2011 as part of an incentive to complement the visual merchandising programme and upscale self-promoting skills.

Works have also begun on installing a new kiosk to replace the existing kiosk in Acton Market following Local consultation. A high quality kiosk design with the flexibility to be relocated in future was identified and a planning application was submitted in late February 2012. Planning approval has been granted, and work has started on installing the new kiosk which should be completed by the summer.

The Acton Major Scheme bid to TfL (£2.8 million in 2011/12) was unsuccessful, partly due to the fact that LBE was successful with funding for another major scheme at Ealing Broadway. A revised bid in the form of Acton Gateway was put to the GLA for OLF money which successfully obtained £500,000 and has now been implemented.

The Outer London Fund (OLF) Acton Town Centre project was a programme of projects delivered during 2011/2012. The programme aimed to infuse positive economic and cultural energy into the town centre and provide a High Street 'buzz' to make a lasting impact on both the physical and socio-economic character of the area.

Various public space and environmental improvements occurred as a result of the OLF funding such as the introduction of a new Toucan crossing to aid safe pedestrian and cycle crossing of the High Street and the set-up of a trader's group was set up developed to take forward future regeneration initiatives and town centre management. There are plans to implement pedestrian wayfinding signage at the four stations surrounding the town centre and one in the town centre. Atkins has been appointed to carry out the design work, and the placement strategy has been completed with draft base maps produced. Furthermore the installation of 6 new free standing signage boards and 3 new finger posts have been completed.

Hanwell District Centre

From the findings of the business and resident's surveys undertaken in Spring 2008, and further public consultation in Summer 2008, the Regeneration Programme and Priorities for Hanwell were established.

Following reception of grant application packs for shopfront improvements from the Council, a total of 9 shops completed new shop fronts in the last financial year and 4 new shopfronts in this financial year, whilst 5 are currently on track with their improvements and 8 are behind schedule.

After successful negotiations last year the public is now benefitting from the 3 hours free car parking at the LIDL supermarket in the town centre, and the re-landscaping of the forecourt there has now been completed, creating a town square for future events in Hanwell. In addition the Hanwell Association of Traders, formed in 210/11, organised a successful Christmas event in December. The council is looking to introduce 'wayfinding noticeboards' in Hanwell and also in the other town centres. They consist of two maps one of which focus on the immediate area and highlights landmarks and points of interest, whereas the second map covers a wider radius for people who may be planning to travel towards other town centres.

Perivale

There are no initiatives to report in Perivale for this financial year.

Northolt

Streetscape and public realm improvements including re-paving, up-lighting, new parking arrangements and new street furniture along Yeading Lane have been completed.

Borough-wide Improvements

Currently 18 Businesses are on board with the Community Toilet Scheme across Central Ealing, West Ealing, Acton, Greenford and Hanwell. In Acton English Heritage is restoring a block of Edwardian buildings and has appointed a contractor to deliver the works by the next financial year. A shopmobility scheme in Central Ealing aims to provide a service facilitating access from people with mobility difficulties shops and other services in Ealing Town Centre by allowing them to borrow scooters and other equipment. The scheme may also eventually provide volunteers to assist users in accessing these services. There are some 250 schemes currently operating in the UK, including more than 20 in greater London.

The master plans and town centre studies are background documents for the LDF and can be viewed at:
http://www.ealing.gov.uk/info/200164/town_centre_and_area_regeneration

Contextual Indicators

Travel to and Satisfaction with Town Centres

The survey report includes statistics relevant to the attitude of residents towards their town centres.

Residents were asked which town centre they visited most often. Among all residents, Ealing Metropolitan centre, (which includes West Ealing and Ealing Broadway), is the centre with the highest proportion of local visitors (57%), a figure 2% higher than in 2010.

With 9% of visits Acton saw a 2% rise as a town centre destination. Both Greenford and Southall town centres recorded a 2% decline since 2010, with 8% of residents visiting each of these town centres.

As in previous surveys, residents were asked how satisfied they were with the various services in the town centre they visited most often. The results are summarised in the table 3.7.2 below. Whilst resident satisfaction with many aspects of the town centres has decreased, satisfaction with the availability of car parking has seen the biggest increase (+15 points) since the last survey in 2010.

Table 3.7.2 Satisfaction with facilities in town centres (all respondents)

| Facility | % satisfied | % change 2008/09 -2009/10 |
|-------------------------------|--------------------|----------------------------------|
| Banks/Building Societies | 84 | -5 |
| Facilities for Pedestrians | 80 | -3 |
| Services | 80 | -5 |
| Parks and Open Spaces | 77 | +2 |
| General Upkeep of Town Centre | 79 | = |
| Range of Food shops | 80 | -5 |
| Provision of Libraries | 72 | = |
| Range of High Street Shops | 75 | +2 |
| Availability of Car Parking | 63 | +15 |

Vitality and Viability

The current role of town centres should be tested through regular town centre 'health checks'. During 2009/10, as part of work to both inform a replacement London Plan and the emerging Ealing LDF, new detailed town centre 'health checks' were undertaken.

One of the key aims of the 2010 Retail Needs study was to supplement the quantitative assessment of needed floorspace with considerations of qualitative matters. The study assessed the performance of Ealing's town centres and their position in the London Town Centre hierarchy, using findings from Ealing's 2009 Town Centres Health Checks. The findings indicate that certain neighbourhood centres might be considered for promotion in the hierarchy of centres and that positive action needs to be taken to counter polarization between successful large town centres and declining neighbourhood centres.

The study found that Ealing Metropolitan Town centre remained the top destination for comparison spending in the borough and dominates other town centres in terms of both comparison and convenience spending. The centre however lacks high quality fashion outlets and shows a poor department stores offer. The retail offer in Ealing has suffered from the opening of the Westfield Shopping

Centre in October 2008 and its position is further at risk from planned retail developments in Brent Cross, Wembley and Kingston Upon Thames. There is therefore an opportunity to improve the retail offer in the borough to respond to competition and provide bigger retail units.

Southall is classified as a Major Centre .It has national and international significance in terms of specialist independent ethnic retailing but has the lowest market share both for comparison spending and convenience spending in the borough, a performance which is inconsistent with its major town centre status. An opportunity therefore exists to promote a better mix of independent and multiple retailers and the regeneration of the town centre is recommended to provide 15 5000 sq m of comparison floorspace and 5800 sq m of convenience floorspace. This need should be more than met by the future Gasworks scheme.

Acton is a district centre which presents a sound mix of independent comparison retailers, convenience ethnic shops and bigger retailers. Although there is no clear qualitative deficiency in the town centre, there is an opportunity to improve retention levels and to encourage linked trips.

Greenford is a District centre with a strong and diverse convenience offer anchored by TESCO, including a wide range of independent specialist ethnic food retailers and an opportunity for another major retailer thus encouraging linked trips in the area.

The convenience and comparison offer in Hanwell means it is not fulfilling its role as a district centre and the centre lacks key services such as a bank.

Ealing's neighbourhood centres have more comparison than convenience units, which is unusual given that their purpose is to serve local convenience needs. They are overall working well, especially Northfields and South Ealing although they lack key services. The health of neighbourhood centres demonstrates the success of Ealing's policy 7.2 restricting town centre uses to the centres identified and of policy 7.3 resisting change to non-shopping uses. The RNS suggests that the elevation of Northfields, South Ealing and East Acton in the hierarchy is considered.

Further findings from the GLA Town centre Health Checks 2009, to which data from Ealing's own survey research and studies contributed are reported in the 'Context 2009-10' section above, under the sub heading ' Other GLA Guidance and reports'.

UDP Policy Indicators

An analysis of the use of policies in committee decisions on planning applications shows the frequency with which the policies were used. Of the 128 applications determined using policies in Chapter 7 of the UDP, Policy 7.1 was used most frequently (as per previous year) and there were 16 references. This policy seeks to protect the established shopping hierarchy of centres in the borough. Policy 7.2, which covers new shopping development and the sequential approach, was cited on 7 occasions (same as last year). Policy 7.6 was again cited frequently with 10 references, reflecting the continued demand for growth in A3 uses within town

centres. Policy 7.3, which reflects the need to resist loss of retail floorspace in designated frontages, was cited on 5 occasions (a decrease of 5 since last year).

The number of appeals relating to shopping and town centre (UDP Chapter 7) policies has increased to 13 (from 8) since 2010/11. Of the 13 appeals in the current monitoring period, 5 were allowed and 8 were dismissed, which indicates that the success of policies have improved since the last monitoring period where only 6 was allowed and 2 dismissed. This seems to indicate that Ealing's retail policies have proven to be more effective.

All of the cases that went to appeal related to changes of use from A1 (shops) to other uses. The 5 cases dismissed on appeal of which four related to a change of use to A5 (Hot food take away) uses and one related to A2 uses (Betting Office) within designated shopping frontage, whereas of those that were allowed one was for changes of use to A2 uses (Financial and Professional Services), and two to hot food/takeaway restaurant (A5). Policy 7.3 which resists loss of A1 to other uses in designated shopping frontages played a strong role in preventing change of use from happening.

Most of the appeals allowed concerned shops which were not located within shopping centres, except for one where it was considered that the new use of a Financial and Professional Services would not result in noise and disturbance to living conditions of the local residents in the town centre. In the two other cases, one of the A1 units was located in a conservation area, which proposed change of use to A5 would not result in any adverse damage to the character and appearance of the Conservation Area. Policy 7.3 which seeks to prevent any loss of shopping floorspace will not normally be permitted, although change of use to non-A1 retail uses was referred to in 2 cases, the policy was not considered reason enough to prevent the change of use from happening. Other arguments were put forward such as the fact that those units had been vacant for quite a long time and unsuccessfully marketed as retail units.

One of the appeal decisions this year made reference to Policy 7.1 (shopping hierarchy). Policy 7.3 (Designated Shopping Frontage) was mentioned in Two cases and Policy 7.6 (Eating Drinking and Entertainment) cited once. Policy 7.7 (Other Shopping Centre Uses) was cited in one case.

PP/2011/1439 - 307 Greenford Avenue, Hanwell for change of use from A1 uses (Retail shop) to A5 uses (Hot foods take away) it was concluded that the proposed change of use would have no adverse impact on the vitality and viability of the local shopping centre and would thus accord with UDP Policy 7.1 and 7.3 objectives or SPG advice. It was further concluded that the character and appearance of the Conservation Area would be preserved, in line with national policy in PPS5, and that the proposal is acceptable.

The application Ref PP/2011/1292 - 1322 Greenford Road, Greenford for change of use of retail unit (A1) to hot food takeaway (A5), the main issues in this case are whether the proposal would lead to: a) the unacceptable loss of a retail shop and b) an over-

concentration of hot food takeaway and restaurant uses in this designated shopping frontage. It was considered that the proposal would not result in the unacceptable loss of an A1 retail shop and be infinitely preferable to leaving the premises vacant.

PP/2011/2090 – 74 The Broadway Southall for change of use from Sui Generi (Amusement Arcade) to A2 uses (Financial and Professional Services), the main issue in this instance revolve round the living conditions of local resident with particular reference to noise and disturbance. It was concluded that the proposal will not result in noise and disturbance to living conditions of the local residents, as such would not conflict with the thrust of policy 7.7 of the UDP which seek to protect noise sensitive development from harm caused by noise and disturbance.

In the 2005/06 AMR (published December 2006), there was careful consideration of the continuing value of the UDP policies. This review was itself considered at Cabinet in March 2007, and the Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. It was recommended that all of the Shopping and Town Centres policies should be retained with the exception of policy 7.1. This policy restrains retail development in Ealing Town Centre. On the basis of the evidence arising from the Retail Needs Survey (and the subsequent update in 2010) this restraint is no longer justified, and the policy is therefore contrary to the Council's priority for town centre regeneration. However, in September 2007, the Secretary of State directed that all Shopping policies be retained until replaced through LDF procedures.

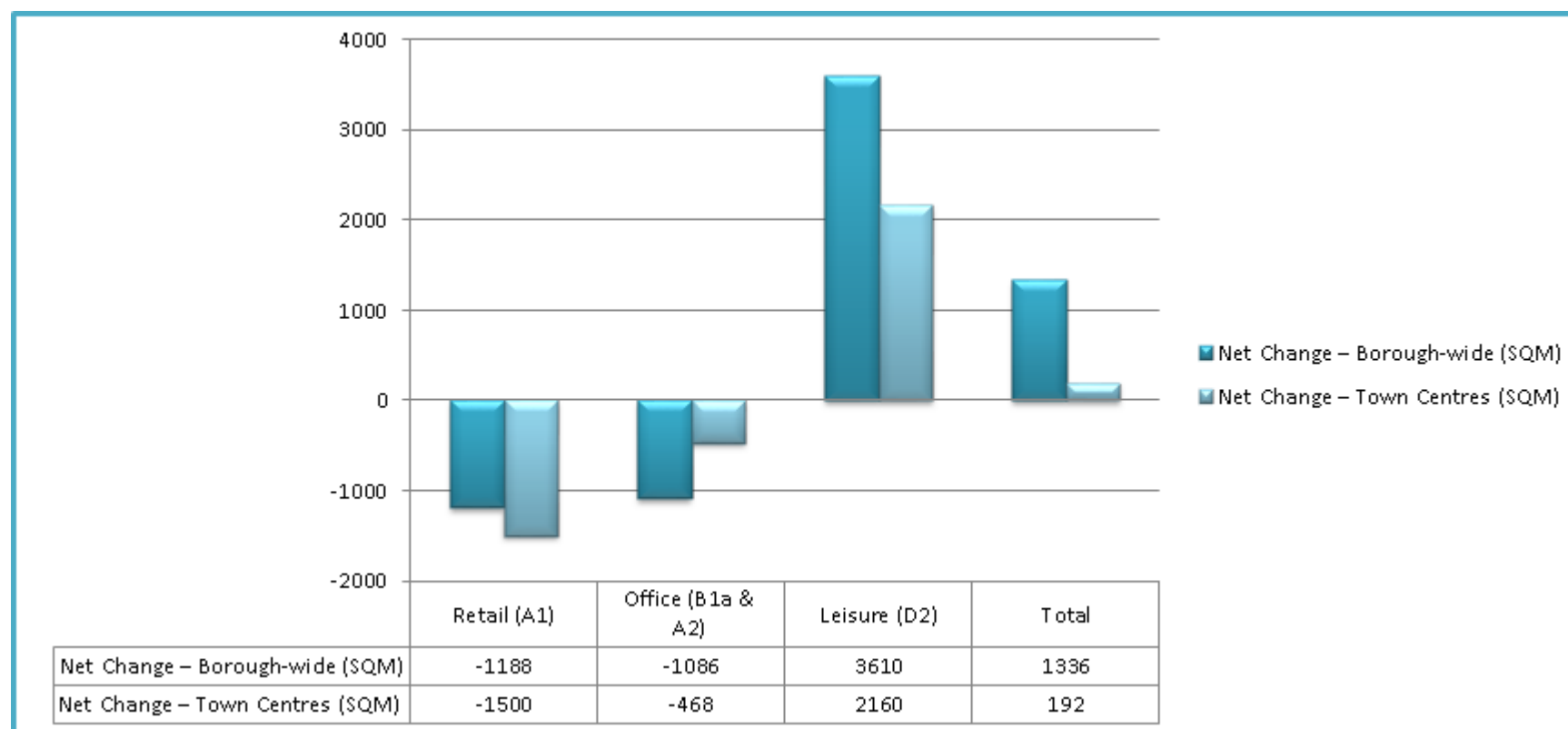
Development Indicators

The government's Core Output Indicator BD4 requires figures to be provided for the total amount of gross and net completed retail, office and leisure floorspace in the borough, as well as the amount which was within town centres. In order to monitor the health of our town centres, the percentage of the gross change which occurred in town centres is also being provided. Table 3.7.3 below provides these figures. Whilst this table accurately represents completions, it is important to note that the net gain in these types of floorspace are much lower (and/or are negative amounts) once completions of changes of use (i.e. floorspace losses) from the same range of use classes are also taken into account.

The figures in table 3.7.3 below show that there has been a net loss of (A1) retail floorspace borough wide and that the majority of gross losses have occurred within town centres (83%) whereas only 57% of gross gains in floorspace were in town centres. Net office figures have gone down again due to a number of developments or demolitions resulting in a significant loss of floorspace. The majority of developments/demolitions occurred outside of town centres, as 46% of gross office floorspace gains, and 45% of gross office floorspace losses were seen within town centres. On the contrary leisure floorspace has experienced a very big net increase compared to last year's figures with no gross losses of floorspace in Town Centres and a gross gain of 2160sqm through planning permission PP/2010/3746 in Ealing Broadway which contributed to 60% of the overall 3625sqm Leisure floorspace gained borough-wide. To conclude the total floorspace figures for all types of developments shows a marginal surplus of floorspace both borough-wide and within town centres, however developments within town centres contributed more towards losses (66%) than they did towards gains in floorspace (56%).

Table 3.7.3 Total amount of floorspace for town centre uses

| Development 2011/2012 | Gross Gains – Borough- wide (SQM) | Gross Losses – Borough- wide (SQM) | Net Change – Borough- wide (SQM) | Gross Gains – Town Centres (SQM) | Gross Losses – Town Centres (SQM) | Net Change – Town Centres (SQM) | % Of gross Gains In Town Centres | % Of gross Losses In Town Centres |
|----------------------------------|--|---|---|---|--|--|---|--|
| Retail (A1) | 2016 | (-)3204 | -1188 | 1152 | (-)2652 | -1500 | 57% | 83% |
| Office (B1a & A2) | 1332 | (-)2418 | -1086 | 614 | (-)1082 | - 468 | 46% | 45% |
| Leisure (D2) | 3625 | (-)15 | 3610 | 2160 | (-)0 | 2160 | 60% | 0% |
| Total | 6973 | (-)5637 | 1336 | 3926 | (-)3734 | 192 | 56% | 66% |



Core Output Indicator BD4: Total amount of completed floorspace for town centre uses – 1336 sq.m. Borough wide,

192 sq.m Town Centre

Table 3.7.4 below relates to completions of all Class A (A1-A5) permissions in the borough. It shows that there were a total of 51 completions relating to Class A uses within this monitoring period. Of these, 24 represent gains to Use Class A floorspace and another 27 represent losses to other Use Classes (e.g. A1 to C3) or changes of use within Use Class A (e.g. A1 to A3). Overall there was a net loss of 1931 sqm of Class A1-A5 floorspace in the borough, which compares with a net loss of 79sqm in 2009-10 and a net loss of 580 sqm in 2010-11. There was a net loss of 1188 sqm of Class A1 retail floorspace in the borough, compared with 1923 sqm in the last monitoring year.

Table 3.7.4 Completed class A developments and net change in floorspace

| Use Class | Number of completed A class developments | | Net gain/loss in floorspace (sqm) |
|--------------|--|-----------|-----------------------------------|
| | Gain | Loss | |
| A1 | 11 | 16 | -1,188 |
| A2 | 5 | 3 | 187 |
| A3 | 5 | 3 | -179 |
| A4 | 1 | 2 | -663 |
| A5 | 2 | 3 | -88 |
| Total | 24 | 27 | -1931 |

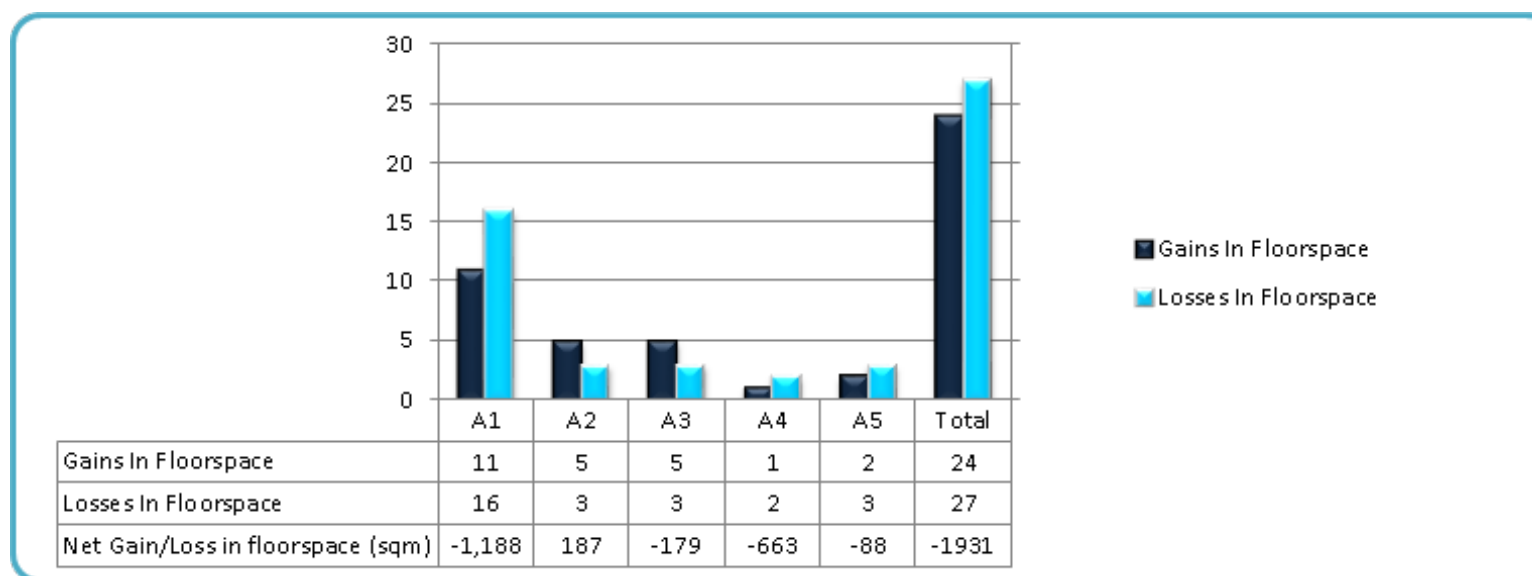
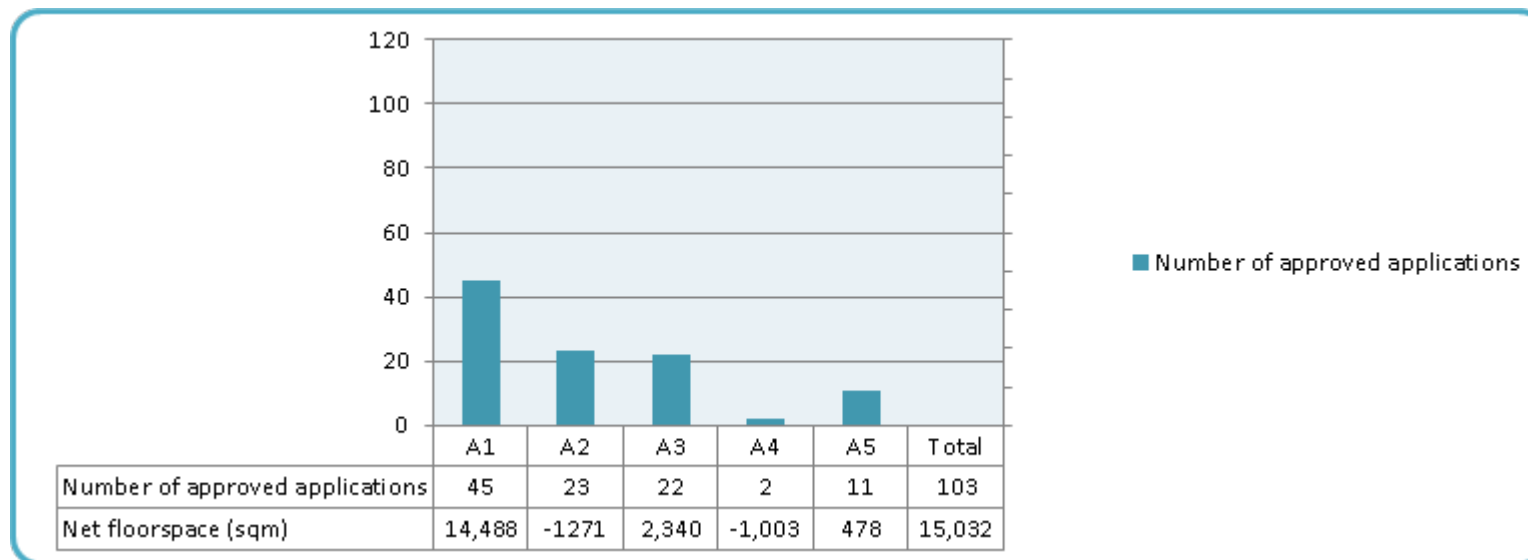


Table 3.7.5 below relates to approved developments relating to Class A (A1-A5) uses in the borough. It shows that a total of 103 such developments were granted approval in 2011-12. These could be extensions or changes of use to or from these uses. Only 14,488 sqm of floorspace has been approved during this Annual Monitoring Period, which is 3024 sqm less than the 17,512 sqm approved in the 2010-11 Annual Monitoring Period. If all were implemented, these approvals would result in an estimated net gain of 15,032 sqm Class A1-A5 floorspace (compared to a net gain of 6750 m2 in 2009/10, and a net loss of 2168 m2 in 2007/08 and 113m2 in 06-07).

Table 3.7.5 Approved class A developments and net change in floorspace

| Use Class | Number of approved applications | Net floorspace (sqm) |
|--------------|---------------------------------|----------------------|
| A1 | 45 | 14,488 |
| A2 | 23 | -1271 |
| A3 | 22 | 2,340 |
| A4 | 2 | -1,003 |
| A5 | 11 | 478 |
| Total | 103 | 15,032 |



Other Performance Indicators

Town Centre Vacancies

Data on vacancy rates in each of the borough's town centres was collected by officers in Spring-Summer 2009 as part of the town centre 'Health Check' surveys undertaken for the 2009 GLA London wide Health check. All retail units within the UDP defined town centre boundaries were surveyed. The 2009 figures in Table 3.7.6 are based on surveys at that time; the data source and findings are therefore same as that used in the 2008-9 AMR. As with previous years, the figures represent vacancies in terms of % number of retail units, rather than of overall retail floorspace in the centres.

In 2008/9 the high vacancy figure for Ealing was attributed to various different stores within the same ownership in the Ealing Broadway Shopping Centre closing simultaneously. It is anticipated that when the Dickens Yard development in Ealing town centre comes forward, this will include appropriate retail floorspace to meet modern retailer requirements, and as such will attract additional (and/or returning) retailers. It is envisaged that as part of the work to monitor the effectiveness of the borough's regeneration spending on town centres, retail checks, including vacancy surveys, will be carried out more regularly and these will continue to be reported in future AMRs.

Table 3.7.6 Town centre vacancies, 2004 – 2009

| Vacant Units | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|--------------|------|------|------|-------|------|------|
| Ealing | 5% | 4% | 5% | 10%* | 16% | 16% |
| Southall | 4% | 2% | 5% | NDA | 9% | 9% |
| Acton | 11% | 9% | 8% | 9% | 15% | 15% |
| Greenford | 4% | 5% | 5% | NDA | 5% | 5% |
| Hanwell | 13% | 22% | 10% | 11%** | 21% | 21% |

2008 data includes information from GOAD and local surveys

*2007-08 GOAD data provides vacancy rates of 11% for Ealing Broadway and 9% for West Ealing. The figures have been combined here to enable comparison with previous years' vacancy figures for the combined area of Ealing Metropolitan centre.

**Hanwell town centre survey undertaken in preparation for public inquiry.

Business Improvement Districts

A Business improvement District funded by a levy on member shops was successfully established to promote the interest of businesses in the town centre, to organize events such as markets and fairs and act as a mediator with the council.

Ealing Broadway Business Improvement District (BID), was established in March 2006, and raised and invested £1.8m million in the town centre. This is through a levy on local businesses, and voluntary contributions from developers and landowners. This funding is used to generate retail spend and operational cost savings through cross business sector engagement. The BID aims to provide all current and potential customers with a variety of information on what is on offer in the Ealing Broadway BID area and run promotions and events to encourage initial and repeat visits to our businesses.

The Shop Local website was launched in 2008/09, which provides a platform to communicate with customers and supporters, as a marketing campaign to encourage residents to use their local businesses and facilities. The BID has also introduced key savings schemes for businesses including a successful free recycling and pest control scheme; reduced energy and insurance costs and a business rates scheme to help businesses appeal against the ratings list.

The BID is now in its second term having been re-elected by businesses in November 2010 for another 5 years. New projects include pop up events, pop up shops and a loyalty scheme for Ealing.

Managing the Evening and Night-time Economy

Commercial and leisure spending on retail uses A3, A4 and A5 is an indicator of the nighttime economy in the borough, which is assessed by the 2010 Retail Needs Study. In the Borough, spending on food and drinks is significantly higher than the national average. This is particularly true in Ealing (73% higher), Hanwell (50% higher) and Acton (45% higher), but much less so in Southall

(11% higher) which is the town centre with the lowest per capita expenditure in the borough. Ealing retains some two thirds of its commercial spending on food and drink. The highest expenditure leakage is to the south, particularly Chiswick. Spending in the borough is expected to rise by 3.2% by 2021, to £119.7 million.

The retail Needs Study expects quantitative need for A3, A4 and A5 to rise in Ealing's Town Centres as per the figures detailed in table 3.7.7 below. It shows that floorspace will be most important in Ealing and Acton town centres.

Table 3.7.7 Quantitative need for A3, A4 and A5 (gross sqm)

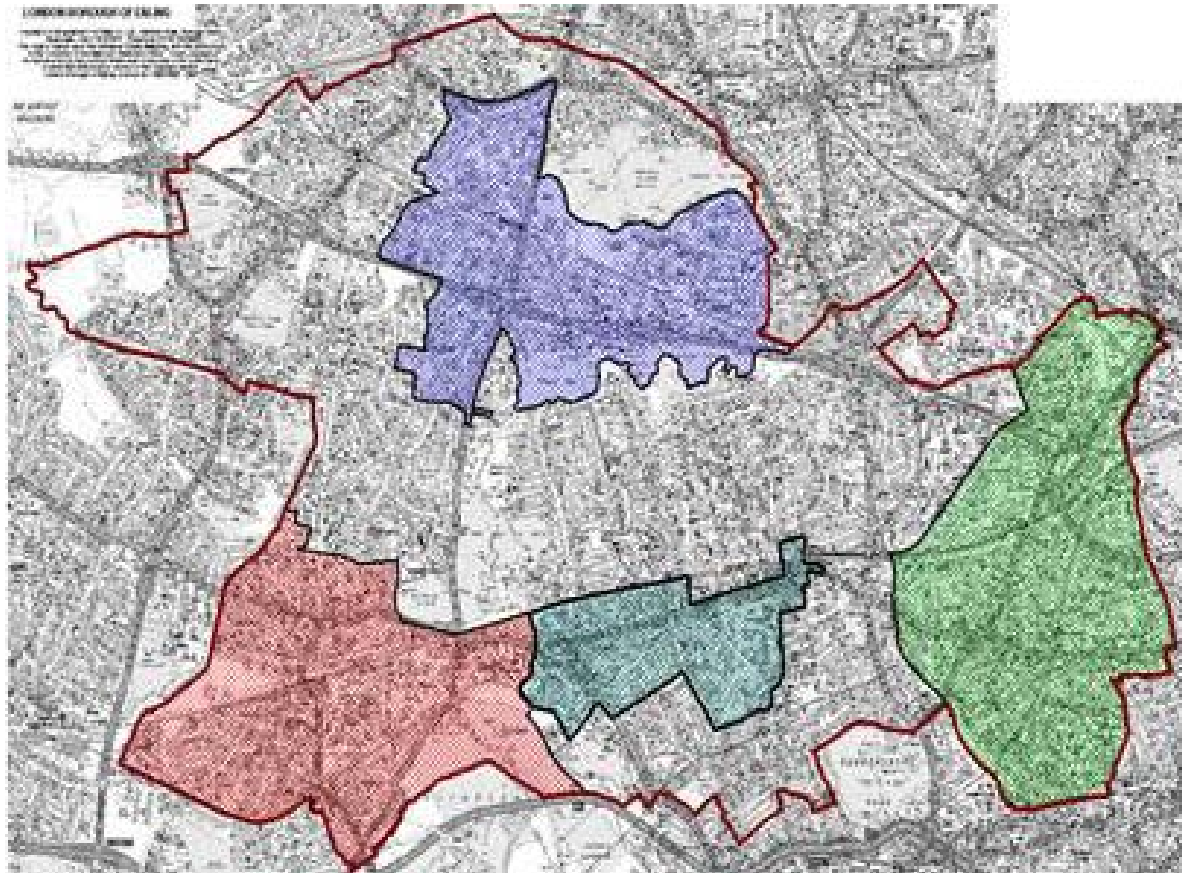
| | 2011 | 2016 | 2021 |
|-----------|-------------|-------------|-------------|
| Ealing | 383 | 916 | 4048 |
| Southall | 65 | 503 | 1037 |
| Acton | 97 | 746 | 1538 |
| Hanwell | 24 | 185 | 382 |
| Greenford | 62 | 481 | 991 |

Community Safety Issues

The Borough Intelligence Unit, Ealing (Metropolitan Police Service) data covering this AMR period shows that hotspot locations for violent crime are evident in key town centre locations. Violent crime in Ealing has decreased by 11.98% between 2010/11 and 2011/2012. Violent Crime made up 21.9% of all crime in Ealing during 2011/2012

Crime hotspots in Southall Town centre are prominent around the Broadway/High Street Area and at the junction of South Road. The key hotspot location within Ealing Broadway is along the Broadway/Haven Green and surrounding Ealing Broadway station. This may be explained in part by the prevalence of public houses within this area and its proximity to the main transport hub for people coming to and from the borough. Increased activity in Acton is notable along the High Street and around the junction of Steyne Road, it continues along adjoining roads. Violent incidents are generally higher in the evening hours and are often linked to the night time economy.

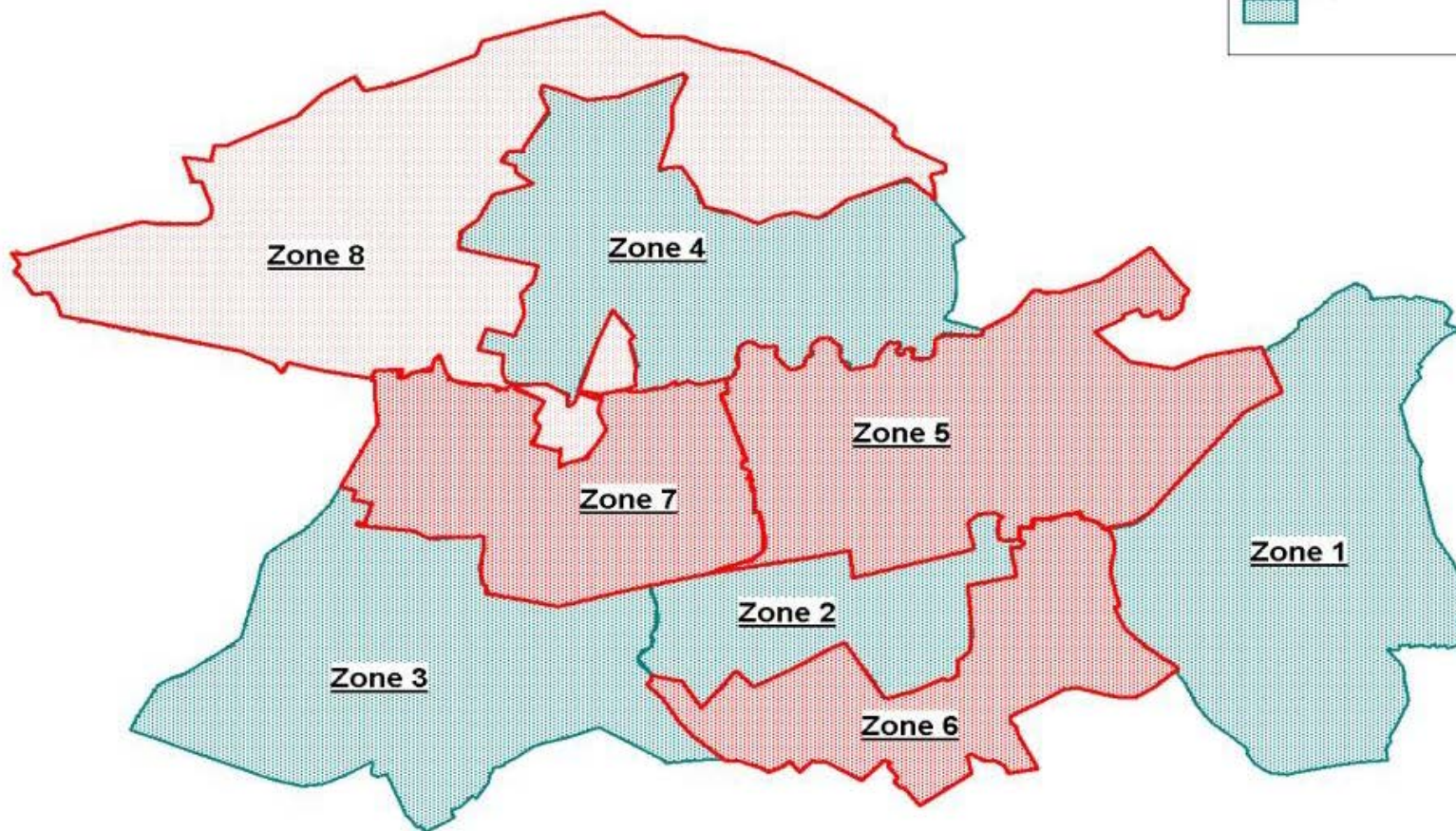
In response to this, there are two established Controlled Drinking Zones in town centres in the borough (Ealing Broadway and West Ealing Areas), where it is forbidden to drink alcohol if required by a police officer not to do so. Following concern that some areas of the borough not covered by Controlled Drinking Zones were experiencing displacement of problem drinkers from areas of the borough that were subject to these additional powers and drinkers from neighbouring boroughs subject to CDZs, the Regulatory committee agreed to the introduction of four new drinking zones in the borough including two in town centres, Southall Broadway and Acton High Street. Pre-April 2010 we had four Controlled Drinking Zones (as detailed on the map below). At this time 14 of the 23 wards were covered by a CDZ.



In April 2010, Regulatory Committee agreed the introduction of four new Controlled Drinking Zones (zones 5,6,7 and 8 on the map below) within Ealing that provided coverage across the borough.

Proposed DPPO 2010

Proposed DPPO
Existing DPPO



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Statement of Licensing Policy

In January 2011, the Council adopted its third Licensing Statement (first adopted Jan 2005) under the provision of the licensing Act 2003. The Statement is designed to be more relevant to the problems faced in specific local areas in the borough and to promote a positive pattern of licensing. Considerations from the licensing committee can act as material considerations in determining planning applications.

There are 964 licensed premises in Ealing, including 156 pubs and bars, 9 night clubs, 40 private social clubs, 186 restaurants and cafes, 104 late night hot food takeaways, 456 off-sales licenses and 13 hotels. Compared to figures from last year's monitoring period we have seen a slight decrease in the number of pubs, bars and social clubs. However the number of off licenses has significantly increased (399-456) as well as Restaurants and cafes (164-186). Late night hot food takeaways (92-104), hotels (9-13) and night clubs (8-9) have all seen slight increases in the amount of licensed premises within the borough. Whilst Ealing and Acton both benefit from a vibrant night time economy, more suburban town centres like Northolt, Greenford and Perivale are generally much quieter.

The vision for Ealing is to move away from a type of night time economy which revolves around the drinking habits of young people to one which is more inclusive of all segments of the community, in safe, economically successful and attractive town centres. The preference is for more seated premises where food and drink are consumed by table services such as restaurants and cafes, where families feel more welcome. The Statement regulates the retail sale of alcohol and its supply in drinking establishments and sets out management standards to prevent crime and disorder, to promote public safety, prevent public nuisance and protect children from harm. Conditions can be attached to licensing applications to that end.

Ealing as a Licensing Authority takes the position that restricting and reducing the availability of alcohol has the potential to reduce occurrences in key crime types. It adopts policies to mitigate the cumulative impact experienced from the accumulation of licensed premises in certain areas. The Authority identified that both Acton and Ealing town centres are key violent crime hotspots and that there are links to violent crime and the nighttime economy. These areas have been included as Special Area policies. The effect of these Special Area Policies is to adopt a tougher policy in these areas and that applications for any increase in alcohol sales will normally be refused unless it can be demonstrated that the operation of the premises will not add to the cumulative impact already being experienced. Southall town centre had been identified as an area subject to cumulative impact and the area was adopted as a new special policy in January 2012. Below are the special area boundaries for Southall and Acton.

were driven to stay open longer. Following council test purchases 4 licensees were prosecuted and cost awarded to the council. Licensing focused on late night take-aways with complaints of anti-social behaviour associated with the night time when people tend to congregate following the closing of drinking premise, which can lead to crime and disorder in the town centre. In order to limit the impact of noise and nuisance on residents, the Council amongst others take into account the views of the local residents and the police when considering an application for a licence, and set the number of establishments and closing times accordingly. 6 premises were targeted and are facing prosecution following sales to officers.

- Co- location of the police into Ealing's license section: The two enforcement agencies are now collocated and have been working closely. Problem premises are quickly identified and rated on a RAG (red, amber and green) traffic light warning system. Officers jointly visit problem premises (Red) and enforcement has been stepped up as each cluster area (Acton, Ealing, Greenford & Southall) has one police officer and 0.5 licensing officers.

Observations and Conclusions

The UDP shopping and town centres policies have been implemented through planning decisions as well as the commissioning of work on a number of town centre studies and form background documents to the Local Plan. Progress continues to be monitored and the data will contribute to any town centre 'Health Checks' which accompany future AMRs.

The adopted National Planning Policy Framework promotes the competitiveness, viability and vitality of a resilient national network and hierarchy of town centers, and the London Plan confirms the Mayor's endorsement of a competitive and growing retail sector across town centres in London, which the council has sought to enable.

Ealing's 2010 West London Retail Needs Study update revised conclusions from the 2006 Retail Needs Study and identified a need of up to 70,000 gross sq.m of comparison and of up to 10,700 gross sq m of convenience floorspace in the borough by 2021. Those targets evidence the borough's emerging local planning strategies and policies. Initial proposals of the Development Strategy stressed that positive action needs to be taken across the borough to counter polarization between successful town centres and weakening neighbourhood centres. The RNS further suggests that adequate comparison and convenience retail development needs to be enabled in order to raise the profile of Ealing Town Centre which suffers from competition from new large scale retail developments such as Westfield and comfort Southall in its Major Town Centre status.

As a response to need, the development of Dickens Yard, which will increase the scale and quality of the comparison goods offer in the town centre has commenced in Ealing Broadway. Planning permission for the redevelopment of the Southall Gasworks site was also granted by the Mayor of London in October 2009 with a proposal to include 20,050 sq m of retail floorspace, with the aim to retain catchment retail spending. An opportunity Area Planning Framework is also being developed in Southall in partnership with the GLA, which will enable suitable forms of the development in the area building on the opportunities offered by the arrival of Crossrail.

An analysis of the policies used in committee decisions and of planning appeals shows that there is continuing pressure on A1 uses within currently designated shopping frontages, supporting the approach to review and adjust the UDP's existing policies which seek to preserve retail uses as part of the emerging Local Plan. Figures for completions and change of use also evidence a net loss of retail floorspace borough wide and particularly within town centres, and a general decline in approvals for the range of A uses. This tends to show that those key town centre uses including retail and the restaurants are being hit by the recession. The residents' survey shows a decline in the overall satisfaction of residents with the provision of services in town centres whereas satisfaction with open spaces, car parking and high street shops has increased.

The Council's work on the management of the evening economy continues, and ensures the retention of a balance of uses in the town centres, benefiting all sections of the community. Finally, Crossrail will bring opportunities for increased investment and ease of access to, from and between these town centres, and help to maintain and increase their vitality and viability.

The Council is also enabling the localism agenda and obtained small grants from the DCLG in March 2012 to assist communities in Ealing Broadway and West Ealing to develop neighbourhood plans in those areas.

Topic 8: Community Facilities

OVERALL OBJECTIVE

- 1.8 To encourage the provision of community facilities to meet the wide-ranging needs of people living, working, studying in and visiting the borough, and to ensure that these facilities are located where they reduce the need to travel and enhance town centres.**

The above policy/objective taken from Chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan and the emerging Local Plan. In this regard LDF objectives 6, 8 and 10 are most relevant – ‘Placing Ealing at the heart of West London’s cultural, sports and leisure activity’, ‘Encouraging a healthy and independent population in Ealing’, and ‘Making Ealing a great place for young people and children to grow up’.

UDP Community Facilities Policies

- 8.1 Existing Community Facilities
- 8.2 Major Developments and Community Facilities
- 8.3 Redundant Community Facilities
- 8.4 Large Scale Community Facility Development
- 8.5 Meeting Places and Places of Worship
- 8.6 Facilities for Young Children
- 8.7 Education Facilities
- 8.8 Health Care Facilities

Relevant UDP Sites & Areas

- 10.17 Built Sports Facilities with Community Access
- 10.21 Development Sites

Relevant London Plan Policies²⁵

- 3.2 Improving health and addressing health inequalities
- 3.16 Protection and enhancement of social infrastructure
- 3.17 Health and social care facilities
- 3.18 Education facilities
- 3.19 Sports facilities
- 7.1 Building London’s neighbourhoods and communities

8.3 Community infrastructure levy

Relevant Supplementary Planning Guidance

- SPG7 Accessible Ealing
- SPG17 Baby Care Facilities
- SPD2 Community Facilities
- Draft SPD9 Legal agreements, planning obligations and planning gain

Local Strategies and Priorities

- Community Strategy (2011)
- Ealing Children and Young People’s Plan Annual Update 2010-2011
- Ealing’s health inequalities strategy 2005 – 2010
- Ealing Quality of Life for older people and carers 2006/16
- Ealing Cultural Strategy 2007/12 (2007)
- Ealing Property Strategy (2010)
- Ealing Play Strategy 2011-2013

New priorities: new high school in the north of the borough; improved use of Council property assets; ensure proper social infrastructure available for major developments.

²⁵ Policies based on the 2011 London Plan,

Context 2011-12

Government policy continues to place an ever stronger emphasis on the need to ensure that social infrastructure is delivered alongside planned housing growth, in order to ensure that communities have all the necessary elements to be sustainable.

The 2008 Planning Act contained provision enabling regulations to be made to establish a Community Infrastructure Levy (CIL) in England and Wales. The legislation and guidance needed to set a CIL is in place as are new regulations and were confirmed by the new government in November 2010. CIL is a charge/levy on new development to help fund the provision of new infrastructure in the borough. It is for use in connection with the extra demand placed on new infrastructure through residential, commercial and other forms of development in the borough. The council has resolved to implement CIL by 2014, and plans to bring forward revised proposals in due course. The rate levied through different forms of development will be evidenced through the Infrastructure Delivery Plan.²⁶

The preparation of an Infrastructure Delivery Plan (IDP) is a key element of Ealing Council's statutory Local Plan. The IDP will support Ealing's Development Strategy 2026 as part of its evidence base. The IDP's role is to identify all items of infrastructure needed to ensure the delivery of the growth targets and policy contained in the Development Strategy 2026. This will ensure that an appropriate supply of essential infrastructure is provided alongside new homes, workplaces and other forms of development up to 2026. In this context infrastructure includes social infrastructure (including health, education, arts & culture, community & social facilities), physical infrastructure (transport, utilities, waste and flooding) and green infrastructure (parks, open space and sports grounds). A second version of the IDP was published in September 2010 along an Infrastructure Delivery Schedule which summarizes planned development for the next 5 years.²⁷ A report on progress together with any revisions to these plans will be provided in future Annual Monitoring Reports.

As a result of the Government Spending Review (GSR) and associated reductions in available funding, a Libraries review took place but decision was subsequently made to avoid any closures. There was however an impact from the GSR on the high schools BSF building programme which resulted in all but two of the borough's high school expansions/refurbishments being cancelled. Under the reduced Building Schools for the Future (BSF) programme, the Council is continuing with development of the two 'sample' school projects; The Cardinal Wiseman School and Dormers Wells High School. This affected not only high school education provision but

²⁶ The second draft of the Infrastructure Delivery Plan was published in September 2010 alongside the Final Proposals for the Development Strategy.

²⁷ The IDP is accessible at [\[http://www2.ealing.gov.uk/ealing3/export/sites/ealingweb/services/environment/planning/planning_policy/local_development_framework/evidence_base/infrastructure_delivery_plan/_docs/infrastructure_delivery_plan-sept_2010.pdf\]](http://www2.ealing.gov.uk/ealing3/export/sites/ealingweb/services/environment/planning/planning_policy/local_development_framework/evidence_base/infrastructure_delivery_plan/_docs/infrastructure_delivery_plan-sept_2010.pdf), accessed December 22 2011.

also new and improved sports and leisure facilities which were to be made available for community use. The provision of a new high school north of the borough is still however a priority.

At the local level, work has commenced on refreshing Ealing's Cultural Strategy, and developing an implementation plan. The approved Cultural Strategy and Action Plan were published in October 2007. The Council is also working on a library strategy. Under the reduced Building Schools for the Future (BSF) programme, the Council is continuing with development of the two 'sample' school projects; The Cardinal Wiseman School and Dormers Wells High School.

The Council has developed a Play Strategy (2010-2013) to promote good quality play opportunities to all children in the borough.²⁸ Furthermore, Ealing's Children and Young People's Plan update 2011-2014 reviews the progress made by the Council in progressing and delivering the national agenda for children's services. A new Health and Well Being Strategy will be developed to review the current version which ends in 2014.

Contextual Indicators

Population Growth

The Office of National Statistics (2011) has projected Ealing's population to grow by 11% to 375,600 over the 10-year period 2011-21. This is slightly slower than London's projected growth at 14%, but faster than England at 9%. Males will contribute twice as much (14%) to population growth as females (7%) during this period. The biggest changes will be in the older age-groups. Population of those over 85 years will grow about 4-5% year-on-year, rising to 7,200 in 2021. This is a 55% increase over the population in 2011. Population of children 5-9 years will grow steadily. About 5,700 children will be added to this age-group by 2021, representing an increase of 28%. This is a substantial increase and will have implications for primary school place planning. Population of children 0-4 years will also increase by 11% during the same period. The only age-groups showing negative growth are 15-19 yrs. (-7%), and 20-24 yrs. (-10%). The ageing population and the changes in the makeup of the population mean an increased demand for community facilities, which will cater for and serve the needs of these age groups.

Community Facilities

In 2008/09, it was reported that Ealing had 13 public libraries and 1 specialist library, 23 neighbourhood halls/community centres, 3 assembly halls, 14 day-care/skills centres and 18 sports centres/facilities. There were also 5 Young Adults centres, 1 museum and 84 GP surgeries, health centres and pharmacies (Source: Ealing Draft Property Report, Oct 2006, revised).

²⁸ Ealing Play Strategy 2010-2013, Accessible from [http://www.ealing.gov.uk/download/downloads/id/2232/item_3-play_strategy_presentation],

Ealing had 91 state-run schools and nurseries. This included 13 Children's Centres, plus additional nursery units in 59 primary schools. There were 65 primary, 12 high schools and 1 City Academy. In addition there were 6 special schools that cater for pupils with learning difficulties. Figure 10 displays some of this information in spatial terms.

Further details regarding the location of community facilities, including health centres, community centres, schools etc. are contained in the first version of the Infrastructure Delivery Plan published in September 2010, and in the Council's revised Property Strategy approved by Cabinet in September 2010 as well.

Ealing Residents Survey

Ealing's Resident's Survey was completed in November 2012. It was based on 3230 face-to-face interviews with local residents aged over 18.

In terms of the provision of community facilities, the area of greatest concern for Ealing residents was crime within the borough. 20% of respondents said crime was a personal concern which is in line with the respective figure in 2010. The highest rises in levels of personal concern were seen in categories related to a lack of jobs. Lack of jobs overall saw a rise from 15% in 2010 to 19% in 2012. Lack of jobs for young people saw a similar rise from 11% in 2010 to 17% in 2012. Also highlighted were a lack of facilities of young people (18%), not enough being done for elderly people (10%) and traffic congestion (19%).

An analysis of the resident's views of local services shows an improvement on how a wide range of facilities are perceived, with regard to educational services where every area received and increase in satisfaction rate:

- Nursery education (the satisfaction rate is up to 34% from 28% in 2010)
- Primary education (up to 37% from 32% in 2010)
- Secondary education (up to 34% from 28% in 2010)
- Adult education (up to 19% from 17% in 2010)
- Education for those in SEN (up to 16% from 10% in 2010)

An analysis of the resident's views of local services shows an improvement on how a wide range of other facilities are perceived too, with the majority of other areas improving or maintaining the satisfaction ratings seen in 2010:

- Local GPs (the satisfaction rate is up to 81% from 77% in 2010)
- Street cleaning (up to 81% from 79% in 2010)
- Street lighting (up to 85% from 83% in 2010)
- Parks and open spaces (up to 76% from 74% in 2010)
- Playgrounds (up to 51% from 39% in 2010)
- Parking services (up to 41% from 20% in 2010)
- Public transport (up to 76% from 73% in 2010)

- Policing (up to 58% from 47% in 2010)
- Children's social services (up to 18% from 7% in 2010)
- Adults social services (up to 17% from 8% in 2010)

However, the satisfaction with a few other facilities has fallen since 2010:

- Arts and cultural facilities (the satisfaction rate is down to 35% from 39% in 2010)
- Leisure and sports facilities (down to 51% from 56% in 2010)
- Libraries (down to 61% from 64% in 2010)
- Recycling services/ facilities (both have fallen to 72% from 78% in 2010)
- Local NHS dentists (down to 57% from 58% in 2010)

UDP Policy Indicators

When compared with other UDP chapters, the number of occasions where chapter eight policies were quoted in planning committee decisions (114 incidences of chapter eight policies being referenced – with references to each policy only being counted once in each case) was relatively infrequent, particularly when compared with other policy areas such as Chapter 4 (717) and 9 (380). It is also noted that the frequency of use of different policies in chapter eight also varies quite significantly.

Policy 8.1 – 'Existing Community Facilities' (42 occurrences, up from 35 in 2010/11), Policy 8.7 – 'Education Facilities' (27 occurrences), Policy 8.3– 'Redundant Community facilities' (13 occurrences) and Policy 8.4 -'Large Scale community facility developments' (7 occurrences, up by 1) are the most frequently used policies.

Policies 8.5 - Meeting Places and Places of Worship (3 occurrences), Policy 8.6 – Facilities for Young Children (3 Occurrences) and Policy 8.8 – 'Health Care Facilities' (6 occurrences, down from 11), were the policies the least frequently used.

There were only three cases where Policies in Chapter 8 were referenced in appeal, which were allowed; Policies 8.1 (1), 8.3 (1) and 8.5 (1). No cases were recorded where chapter 8 policies were quoted in appeals Dismissed. There were no departures advertised for applications that cited a departure from any Chapter 8 (Community Facilities) policies.

In previous AMRs, there has been careful consideration of the continuing value of the UDP policies. The Council then made recommendations to the Secretary of State as to which policies should be retained and which should be dispensed with. In September 2007, the Secretary of State agreed Council recommendations and directed that all Community Facilities policies be retained.

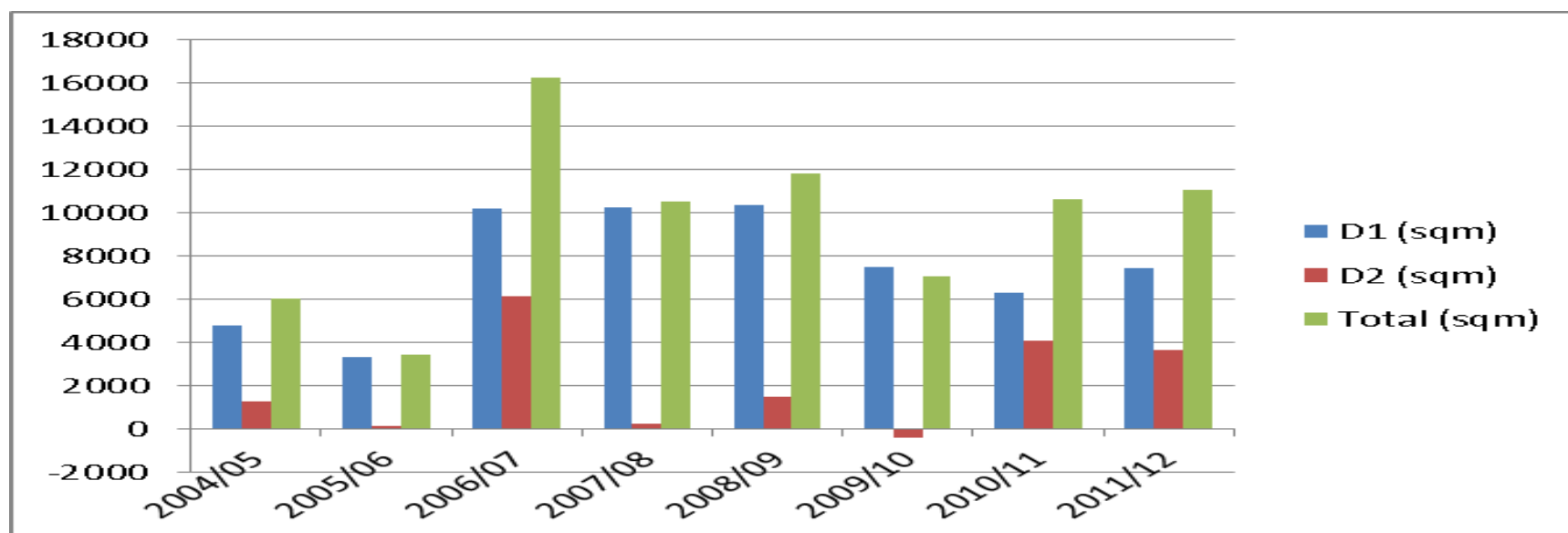
Development Indicators

There were 38 completions that included completed redevelopments, changes of use or conversions to D1/D2 (up from 34 last year). The total net gain in external floorspace for D1 and D2 is 11,025 m². Government now requires the net change to be presented as internal floorspace (estimating that the difference between gross external area and internal gross floorspace is between 2.5 and 5%). This table shows that community floorspace completions have reached a level comparable to those of 2007/8, 2008/9 and 2010/11 following on a year of increment.

In terms of approvals granted, there was an estimated net gain of 24382 sq. m. of D1 floorspace (compared with 12,020 sqm in 2009/10, and 18,649 sqm in 2008/09). There will be a net gain of 380 sqm in D2 floorspace (compared with 2,732 sq. m in 2009/10 and 14,782 sq. m. in 2008/09). Overall, there will be a net gain of 24762 sq. m. of floorspace (compared with 37931 sq. m in 2010/11) provided all the proposals go ahead. Note these figures have been adjusted to reflect approximate gross internal floorspace. This is a decrease compared to 2010/11 figures.

Table 3.8.1 Completed class D floorspace, 2004/05 – 2011/12

| Year | D1 (sqm) | D2 (sqm) | Total (sqm) |
|---------|----------|----------|-------------|
| 2004/05 | 4779 | 1240 | 6019 |
| 2005/06 | 3285 | 126 | 3411 |
| 2006/07 | 10141 | 6099 | 16240 |
| 2007/08 | 10245 | 227 | 10472 |
| 2008/09 | 10341 | 1470 | 11811 |
| 2009/10 | 7477 | -440 | 7037 |
| 2010/11 | 6296 | 4061 | 10602 |
| 2011/12 | 7415 | 3610 | 11025 |



Major completions included the provision of 1249 net sqm of D1 floorspace through the development at Little Ealing Primary School Weymouth Avenue of Erection of two-storey block fronting Hereford Road linked to main school building. Single storey extension to main school building in north east corner, Erection of single storey music and art block following demolition of the caretakers house and associated stores. Gain of 2160 net sqm of D2 floorspace at 96 – 122 Uxbridge Road Ealing occurred through the completion of Change of use of mezzanine floor of retail unit (A1 use class) to gymnasium (D2 use class) with revised access at ground floor level, and Change of use of the existing premises at The Vale Acton from Class B8 (Storage or Distribution Use) (with ancillary offices) to a Class D2 (Assembly and Leisure Use) as a gymnasium, resulted in 1465 sq. m gain.

Observations and Conclusions

In spite of an unpropitious economic climate and in view of the unprecedented government cuts affecting the Council, Ealing is proving to mostly maintain the provision of what are mostly perceived to be good quality services as the Annual Residents Survey testifies. The Council continues to review the provision of community services and available resources through initiatives such as the Property Strategy, the Infrastructure Delivery Plan and the planned Community Infrastructure Levy. This should contribute to retaining good satisfaction levels in the future. The total net gain of D1 (non residential institutions) and D2 (leisure and assembly uses) floorspace for 2011/12 was 11,025 square metres, which is an improvement from last year's figure, and total approvals show the potential for an additional net gain of 24,762 sq. m of community floorspace in the coming years.

Topic 9: Transport

OVERALL OBJECTIVE

- 1.9 To provide sustainable access from homes to jobs, shops and services, and from business to business, by integrating land use and transport planning, restraining car traffic, promoting improved public transport and facilities for pedestrians and cyclists, and making freight distribution more sustainable. In addition, the Council will have regard to the impacts of international air travel from Heathrow Airport, in respect of surface access, business and employment, environmental impacts and sustainability in general.**

The above policy/objective taken from Chapter 1 of the UDP is now no longer saved, and is effectively replaced by objectives/policies in the London Plan and the emerging Local Plan. In this regard LDF objective 5 is relevant – ‘Creating sustainable, safe and convenient transport networks for people and freight, to and through Ealing’. This objective was published with the New Issues and Options in September 2007.

UDP Transport Policies

- 9.1 Development, Access and Parking
- 9.2 Stations and Public Transport Interchanges
- 9.3 Major Transport Projects
- 9.4 Buses
- 9.5 Walking and Streetscape
- 9.6 Cycling
- 9.7 Accessible Transport
- 9.8 Low Car Housing and City Car Clubs
- 9.9 Highways and Traffic Management
- 9.10 Freight
- 9.11 Public Car Parks and Private (non-residential) Parking Areas

Relevant UDP Sites and Areas

- 10.1 Strategic Sites and Areas
- 10.3 Green Corridors
- 10.18 Zones for Parking Standards
- 10.19 Transport Projects
- 10.20 Road Hierarchy plus Footpaths and Cycle Routes

Relevant Supplementary Planning Guidance/Documents

- SPG20 Transport Assessments
- SPG21 Green Travel Plans
- SPG22A40 Acton Green Corridor
- SPD3 Low car housing in CPZs
- SPD7 Car Clubs
- SPD8 Crossovers and Parking in Front Gardens

Relevant London Plan Policies²⁹

- 6.1 Strategic approach
- 6.2 Providing public transport capacity and safeguarding land for transport
- 6.3 Assessing effects of development on transport capacity
- 6.4 Enhancing London's transport connectivity
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.7 Better streets and surface transport
- 6.9 Cycling
- 6.10 Walking

²⁹ Policies based on the 2011 London Plan,

- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road network capacity
- 6.13 Parking
- 6.14 Freight
- 6.15 Strategic rail freight interchanges
- 8.2 Planning obligations

Government

The government gave the go ahead to the CrossRail project in 2007/8.

The Mayor's Transport Strategy

This forms the basis of bids for funding to implement the strategy in Ealing.

Local Strategies and Priorities

Community Strategy (2011)

Ealing's Local Implementation Plan

Borough Spending Plan (for Transport)

Priorities – Removal of limitations on car parking in development; plan for more cycle routes and direct support cycling packages; promote school travel plans; promote shopmobility in Ealing Broadway; promote increases in the provision of car clubs; promote increases in public transport capacity; and, ensure proper transport infrastructure available for major developments.

Context 2011-12

The Mayor's Transport Strategy (MTS) sets out a programme to improve reliability and enhance capacity to meet growing needs, and to improve transport infrastructure. The latest MTS was published in May 2010. The London Plan was adopted summer 2011. Following public consultation during autumn/winter 2010/11 Ealing Council submitted its Local Implementation Plan (LIP) during April 2011 as required by the Mayor's strategy. This was approved in October 2011 and replaced the LIP that was approved in November 2007.

During the 2011/12 period Ealing Council was allocated £4,604,000 of funding by Transport for London (TfL) through the Local Implementation Plan (LIP). This funded transport schemes in the categories of Corridors, Neighbourhoods and Smarter Travel, Principal Road Renewal and Bridge Strengthening, Major Schemes, Local Transport Fund and Biking Borough Funding. These schemes are to provide transport improvements including bus stop accessibility, station access, road safety, school travel plans, plus walking and cycling initiatives. .

The Council has continued to support the major strategic transport project - the Crossrail project that will dramatically improve accessibility for many local residents. Some of the proposed stations in the borough will experience an increase in services with direct frequent links to Heathrow, the West End, The City and Canary Wharf – the major employment areas in London.

It is likely that Crossrail will therefore lead to an increase in the number of major developments across the proposed route and these will need to be carefully assessed. It could also provide a boost to Ealing becoming a major tourist base because of its quick and easy access to Heathrow and the West End. The government confirmed Crossrail would go ahead on July 23rd 2008.

Contextual Indicators

Modes of Travel

Modes of travel used by Ealing residents to for trips within 2 miles of their home 26% by Bus; 42% by Car/Van; 23% on Foot; 4% by Bicycle; 2% by Underground; 2% by Train and 1% Other. (Source Ealing's Residents Survey, Topline Report, November 2010). This shows an encouraging 6 percentage point decrease in car travel compared to previous AMR reports 25% Bus; 48% Car/Van; 20% on Foot; 4% by Bicycle; 2% Underground; 3% by Train and 1% Other (Source "Ealing's Residents Survey, Topline Report, December 2009")

Accidents Rates

Road casualties in LB Ealing are at the lowest rate since 1994. There were 66 casualties that were killed or seriously injured in LB Ealing during 2011. This represents a significant decrease from the equivalent figures for 2010 of 85 casualties and for 2009 of 126 casualties. In terms of slight injuries, there was also a decrease to 759 casualties in 2011 from 968 casualties in 2010, which was marginally higher than the previous year, at 953 casualties in 2009 (Source: Accsmap).

UDP Policy Indicators

Policies on Development, Access and Parking (9.1), Cycling (9.6), Low Car Housing (9.8), Traffic Management (9.9) and Public Car Parks and Private (non-residential) Parking Area (9.11) were, respectively, the most used in planning decisions, including conditions and legal agreements during 2011/12. Transport policies were in the top two most frequently used topics, with the Urban Design policies.

In planning appeals, the parking policy (9.1) was quoted in 16 cases of which 5 were allowed and 11 were dismissed. The relevant figures in 2010/11 were 26, 7 and 19 respectively; in 2009/10 were 25, 12 and 13 respectively; in 2008/9 they were 30, 16 and 14 respectively; in 2007/8 24, 8 and 16 respectively and in 2006/7 it was 25, 7 and 18 respectively. This is a good indication that the policy is robust.

The Crossovers and Parking in Front Gardens (SPD8) was quoted in 3 cases. In these cases, 1 was allowed and 2 were dismissed a sign the policy is robust. The low car housing policy (9.8) was quoted in 3 cases 1 was allowed and 2 was dismissed. In short, more appeals were dismissed than allowed. In those cases where appeals were allowed, Inspectors did not criticise the policies in their own right.

Development Indicators

Parking Provision

There were no major development completions or permissions granted in which the parking provision exceeded the maximum provision stated in the UDP during 2011/12.

Public Transport Access to Residential Development

The major residential developments completed in Ealing in 2011/12 yielded 731 units (net). None of these were more than 30 minutes public transport time away from a GP, a hospital, a primary school, a secondary school, areas of employment and major retail centres.

S106 Agreements

In 2011/12, there were contributions for transport in 13 of the 27 sealed legal planning agreements. This raised £0.75m for transport, accounting for 32.4% of total contributions gained from planning obligations compared to 67% in 2010/11. This includes:

- Transport Management – £364,500
- Transport Signage - £15,000
- Transport Car Parking - £40,000
- Transport Cycling infrastructure - £65,500
- Transport CPZ Review - £2,500
- TfL - £90,000
- Transport Pedestrian Access - £130,000

The policies that intervened in securing S 106 contributions for transport improvements are numerous. These policies relate to optimizing the accessibility of developments and to the contribution they can make to parking, cycling, bus and pedestrian facilities as well as car clubs as a mean for housing developments to generate low traffic. As well as Transport Policies contained within Chapter 9 of the UDP other policies such as policy 4.3 *Inclusive Design, Access for All* which also stresses that “development should be accessible to all” in relation to transport and the public realm. Money was also raised through Policy 7.2 *New Shopping development and the Sequential Approach* that requires shopping developments to manage the traffic impacts they generate. UDP policy 8.2 *Major Developments and Community Facilities* states that the Council may negotiate with developers to establish a legal agreement to meet the increased demand of community needs, and includes the generation of traffic and noise as a social impact which would need offsetting.

Observations and Conclusions

The year 2011/12 saw further work on a number of key projects. AECOM was chosen by Network Rail to design improvement works to stations west of Paddington that are set to become part of the Crossrail route. The 13 stations on the route, from Maidenhead in Berkshire to Acton Main Line in London, will undergo a number of enhancements to facilitate the new Crossrail services due to begin in 2018. AECOM's design brief includes a number of improvements including platform extensions to allow longer trains to run, step-free access at the majority of the stations, refurbishment of station buildings and ticketing facilities. Also, There was a major programme of school expansions including new builds at Cardinal Wiseman School and Dormers Wells High Schools and on the redevelopment of the Green Man Estate. This input has helped to shape the future of transport provision in Ealing.

The borough is at the forefront of promoting sustainable transport initiatives and is continuing pioneering work on travel plans as part of its development control process. Ealing's Transport Planning work takes place in the context of the Mayor of London's Transport Strategy, and the policies of the local authority. The administration is committed to sustainable transport.

The UDP transport policies were one of the most frequently used policies in planning decisions in 2011/12 and they were used successfully at appeal.

Topic 10: Legal Agreements

OVERALL OBJECTIVE

- 1.5 To use legal agreements with developers to assist the best use of land and a properly planned environment as a means of ensuring that the wider planning implications of development schemes are taken into account, and where necessary to enter into partnerships with other agencies to promote appropriate development.**

The above policy/objective taken from Chapter 1 of the UDP is the only policy in the chapter to be saved beyond October 2007. It will remain in place as a statutory development plan policy until it is superseded by an alternative policy in a development plan document in the Local Plan.

UDP Legal Agreements Policies

- 1.10 As above

Community Infrastructure Levy Relief: An Information Document (May 2011), CLG

Relevant Supplementary Planning Guidance/Documents

- SPG20 Sustainable transport: transport assessments
- SPG21 Sustainable transport: green travel plans
- SPD1 Affordable housing
- SPD2 Community facilities
- SPD3 Low car housing in controlled parking zones
- SPD7 Car clubs
- SPD9 (draft) Legal agreements, planning obligations and planning gain

Relevant London Plan Policies³⁰

- 8.2 Planning obligations
- 8.3 Community infrastructure levy

Government Guidance

Community Infrastructure Levy Guidance: Charge Setting and Charging Schedule Procedures (March 2010), CLG
Community Infrastructure Levy: Summary (2010), CLG
Community Infrastructure Levy: An Overview (May 2011), CLG

³⁰ Policies based on the 2011 London Plan,

Context 2011-12

The 2008 Planning Act contained provisions enabling Regulations to be made to establish a Community Infrastructure Levy (CIL) in England and Wales. The legislation and guidance needed to set a CIL is in place. The Community Infrastructure Levy Regulations 2010, setting out the scope and procedures, came into force on 6 April 2010. Charge setting and further procedures guidance was produced in March 2010.

In November 2010 it was confirmed that a Community Infrastructure Levy, introduced by the previous Government in April 2010, would be continued because it provides a fairer system to fund new infrastructure. Regulations to amend the Community Infrastructure Levy Regulations 2010 came into force on 6 April 2011. Authorities are expected to have CIL agreed and in place by April 2014. Implementation of CIL is discretionary. However, if authorities choose not to adopt CIL, they will lose the opportunity to collect monies through S106 contributions towards strategic infrastructure to support growth from 1 April 2014. The Council will be required to collect the Mayoral CIL for Crossrail from 1 April 2012, set at a rate of £35 per square meter for Ealing.

CIL is a charge/levy on new development to help fund the provision of strategic infrastructure in the borough. It is for use in connection with the extra demand placed on infrastructure generated by new development. It can be applied to most residential, commercial and other new development (including some permitted development) and is charged as £ per square metre of net additional floorspace. Whilst there are some exceptions, it is applicable to all buildings 'that people normally use'. It cannot be applied to existing planning permissions.

The CIL process offers greater certainty and transparency to developers (who can build in required contributions at an early stage) and to staff dealing with planning applications. The process is linked to the infrastructure delivery programme of the Council. The levy is not intended to be the main source of finance for infrastructure, but will help to fund any gap. It is anticipated that, due to the increased range of new developments that will be subject to CIL, more income will be received by the Council to fund infrastructure projects in the borough to support new development.

The use of S106 has been limited by the CIL Regulations. From April 2014 (or sooner if an authority adopts a CIL charging schedule before this date), S106 will only be able to be used for site-specific mitigation arising from a particular development. Site-specific mitigation could include, for example, creation of a road access to a particular site, whereas CIL will be the mechanism to provide strategic infrastructure to support all growth across the whole borough.

There will therefore be an overall reduction in the scope of S106 planning obligations and financial contributions arising from them. The CIL Regulations also make statutory the S106 planning obligations tests, prevent double charging via S106 and CIL and limit to five the number of pooled S106 contributions towards infrastructure capable of being funded by CIL (but not on the authorities' published CIL list).

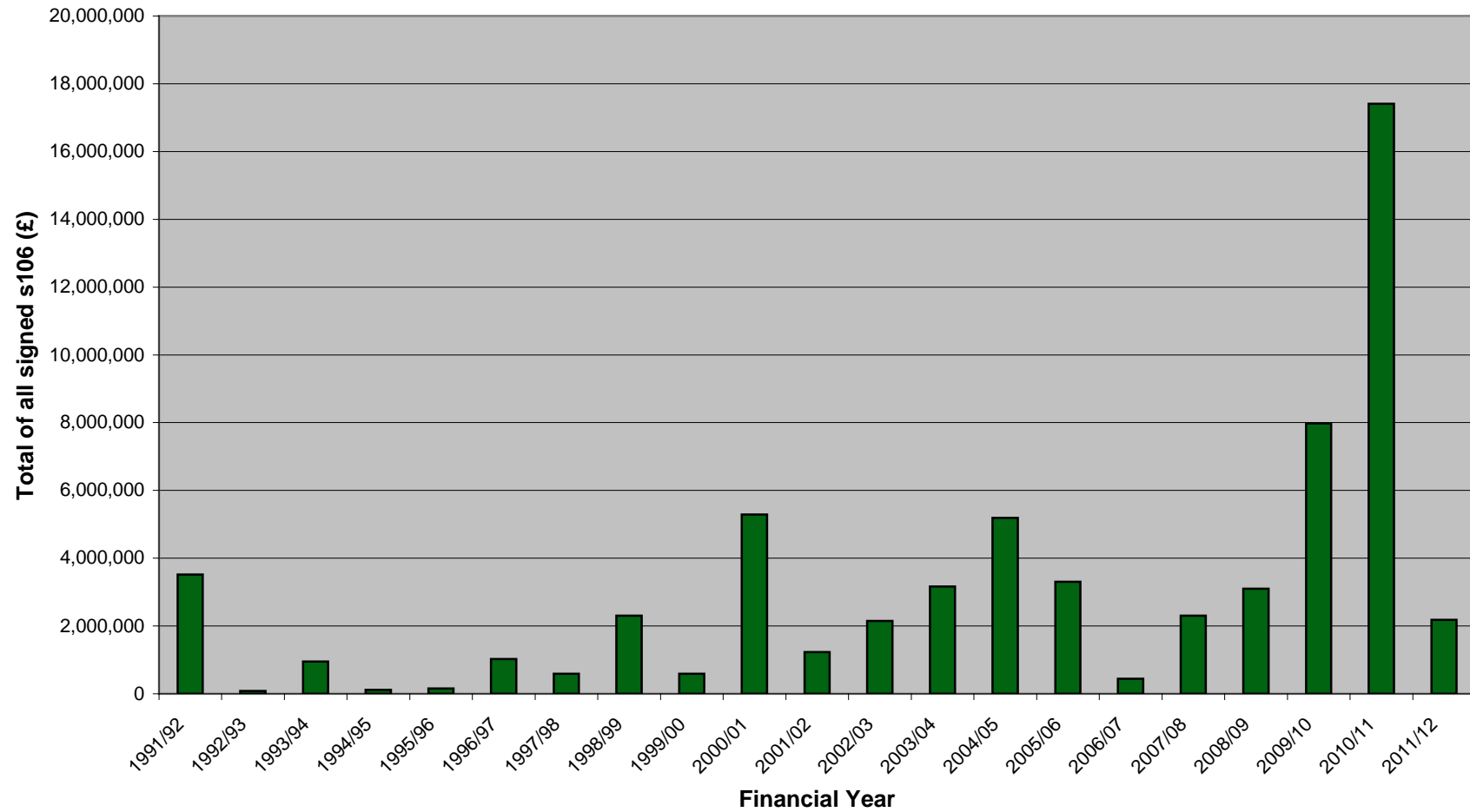
Contextual Indicators

Table 3.10.1 and Figure 3.10.1 below show data on S106 agreements and funding that have been collected since 1991/92. There have been significant annual differences over the past 21 years, with an average yearly contribution of £3,003,352. The 2011/12 figure is the lowest figure for sealed S106 contributions in the last five years; this is due to the nature and scale of development permitted, which is less than the scale of development permitted in the previous year. The comparatively high figure achieved in 2010/11 was a result of the substantial mixed-use development permitted at Southall Gasworks which includes 3,750 residential units.

Table 3.10.1 Total S106 Inflows 1991-2011, based on signed legal agreements

| Financial Year | Total cash funding expected (£) |
|-----------------------|--|
| 1991/92 | 3,519,100 |
| 1992/93 | 79,000 |
| 1993/94 | 949,200 |
| 1994/95 | 116,000 |
| 1995/96 | 153,700 |
| 1996/97 | 1,021,500 |
| 1997/98 | 592,800 |
| 1998/99 | 2,302,600 |
| 1999/00 | 587,800 |
| 2000/01 | 5,291,500 |
| 2001/02 | 1,228,800 |
| 2002/03 | 2,144,700 |
| 2003/04 | 3,165,300 |
| 2004/05 | 5,187,300 |
| 2005/06 | 3,304,300 |
| 2006/07 | 442,100 |
| 2007/08 | 2,307,400 |
| 2008/09 | 3,101,100 |
| 2009/10 | 7,982,100 |
| 2010/11 | 17,410,232 |
| 2011/12 | 2,183,850 |
| Average | 3,003,352 |

Figure 3.10.1 Total S106 inflows 1991-2011, based on signed legal agreements



Policy and Performance Indicators

The Legal Agreements Policy 1.10 is dealt with in the Strategy section of this report; Policy 1.10 is the only policy in the Strategy chapter of the UDP to be saved beyond October 2007. The policy maintains its robustness, with 27 legal agreements signed in 2011/12. In September 2007, the Council published a Draft SPD9 on Legal Agreements, Planning Obligations and Planning Gain. This Draft SPD has not been progressed to adoption due to the regulatory changes surrounding the introduction of CIL, and the Council plans to progress the CIL Charging Schedule in 2012; once this is adopted the Council will consider updating and adopting Draft SPD9.

The Council can enter into a S106 agreement with a developer where it is considered necessary to provide contributions to offset negative impacts caused by the development, in other words to make a development acceptable which would otherwise be unacceptable in planning terms. Any planning obligations required by the Council within a S106 agreements must meet the tests set out in Government Circular 5/05: Planning Obligations.

Because of the site-specific nature of S106 agreements, it is not practical to attempt to link funding secured directly to UDP policies, however some general assumptions can be made:

- Where funding has been secured for community facilities relating to a residential development, it is considered that policies in Chapter 8 (Community Facilities) and Chapter 5 (Housing) play an equal part.
- Where funding has been secured for play facilities relating to a residential development, it is considered that policies in Chapter 3 (Green Spaces and the Natural Environment), Chapter 5 (Housing) and Chapter 8 (Community Facilities) all played a part.
- Where funding has been secured for the improvement of open spaces from a development in an area of deficiency, it is considered that policies in Chapter 3 (Green Spaces and the Natural Environment) and Chapter 5 (Housing) were both a trigger.

Table 3.10.2 details the sealed S106 agreements in 2010/11, including the Heads of Terms. For analysis, where possible these heads of terms have been linked to the Infrastructure Delivery Plan (Version 2, July 2011) to give an indication of how contributions from S106 agreements in future will largely be captured through CIL. Table 3.10.3 summarizes the total funding secured for each broad area of infrastructure included in the Infrastructure Delivery Plan.

Table 3.10.2 Sealed S106 Agreements 2011/12

| Address | Reference | Total (£) | Secured | Disaggregated Amount (£) | Terms | IDP Section |
|--------------------------------------|----------------------------------|-----------|---------|--------------------------|---|---|
| Acton | | | | | | |
| 38 Chaucer Road, W3 | P/2011/0730 & ND/657551 | 6,000 | | 6,000 | Towards local public open space/park improvements/maintenance at Acton Park | Open Space |
| 19 High Street, W3 | P2011/0246 and JNU/658150 | 6,000 | | 6,000 | For local parks and public open space | Open Space |
| 397 Acton Lane, W3 | P/2011/1762 & AFL/658372 | 4.632 | | 4,382 | For educational provision | Education, Employment & Skills |
| 179-181 the Vale W3 | PP/2011/1087 and Legal/ND 657693 | 27,200 | | 18,000 | Towards improvements and maintenance of Acton Park | Open Space |
| | | | | 1,000 | Towards allotments provision in Ealing | Open Space |
| | | | | 2,700 | Towards provision of 6 street trees along The Vale, Acton | Open Space |
| | | | | 5,000 | Towards provision of disabled parking in vicinity | Transport |
| | | | | 500 | Towards street cycle parking in Ealing | Transport |
| 1-20 Sir Alexander Close W3 | P/2011/0506 | 385,000 | | 300,000 | For affordable housing in the Borough of Ealing | Affordable Housing (off-site provision) |
| | | | | 30,000 | Towards local education provision in the vicinity of the site | Education, Employment & Skills |
| | | | | 25,000 | Towards local healthcare provision in the vicinity of the sit | Health |
| | | | | 30,000 | Towards offsite highway improvements, traffic management measures, enhanced public transport and sustainable transport provision and support in the vicinity of the site and Travel Plan Monitoring | Transport |
| Ealing | | | | | | |
| 6 Castle Hill Parade, The Avenue W13 | P/2010/2990 and ND 656403 | 6,000 | | 6,000 | Towards maintenance of public open space or parks in the vicinity | Open Space |
| 10 Castlebar Road, Ealing W5 | P/2007/4359 - LB and Legal 60032 | 8,000 | | 8,000 | Towards upgrades to local public open space | Open Space |
| 8 LOVEDAY ROAD, W13 | P/2011/0138 | 6,000 | | 6,000 | Amenity payment - not further defined, but suspect should be towards public open space or parks in the vicinity | Open Space |
| Servite House Queens Walk W5 | P/2010/3594 and AFL/656885 | 102,320 | | 102,320 | Towards local education provision | Education, Employment and Skills |

| Address | Reference | Total (£) | Secured | Disaggregated Amount (£) | Terms | IDP Section |
|---------------------------------------|----------------------------------|-----------|---------|--------------------------|---|----------------------------------|
| Notting Hill & Ealing High School W13 | PP/2011/0245 and Legal/ND 657821 | 35,000 | | 20,000 | Towards introduction of Zebra Crossings in St Stephens Rd | Transport |
| | | | | 10,000 | Towards improvement of cycle infrastructure in vicinity | Transport |
| | | | | 5,000 | Towards waiting restrictions at junctions in vicinity | Transport |
| 227 to 229 Northfield Avenue W13 | P/2011/0243 and AFL/657809 | 10,000 | | 10,000 | For the provision of local public open space and park improvements | Open Space |
| 102 THE BROADWAY West Ealing W13 | P/2011/0588 | 10,000 | | 10,000 | For the provision of maintenance and improvement to local parks | Open Space |
| 21 - 22 GRANGE PARK W5 | P/2010/2354 and JNU/656495 | 8,000 | | 8,000 | Towards provision of local public open space / park improvements and maintenance | Open Space |
| 112 Fordhook Avenue, W3 | P/2010/3438 and Legal/657179 | 8,000 | | 8,000 | £8000 towards improvements local parks and public open space, including Ealing Common | Open Space |
| 81 - 85 Madeley Road, W5 | P/2011/1041 and ND/658198 | 176,040 | | 112,540 | Education contribution towards additional school places in the vicinity of the site | Education, Employment and Skills |
| | | | | 63,500 | Towards localised highways imps including street scene imps and local traffic matters | Transport |
| Greenford | | | | | | |
| TETRIS GREEN PARK WAY GREENFORD | P/2011/0923 | 95,000 | | 20,000 | Cycle Improvements (resurfacing 200M of the canal towpath) | Transport |
| | | | | 5,000 | For direction signage and parking restriction | Transport |
| | | | | 45,000 | For junction and safety improvements | Transport |
| | | | | 20,000 | For pedestrian audit and safety | Transport |
| | | | | 5,000 | For travel plan monitoring | Transport |
| Unit 11A Westway Cross | P/2011/5111 | 30,000 | | 5,000 | For increasing the capacity of the right turn reservoir are on Greenford Road at Green Park Way junction | Transport |
| | | | | 5,000 | For additional warning signs to raise driver awareness imps to kerb alignments additional road markings and imps to road surfacing to reduce speed related and right turn accidents | Transport |
| | | | | 5,000 | For making the bus stop on Green Way adj to the Devt accessible to the disabled and those with push chairs | Transport |
| | | | | 10,000 | For imps to cycle facilities in the vicinity of the devt | Transport |
| | | | | 5,000 | For the monitoring of the Travel Plan for 5 years from Occupation. | Transport |
| Hanwell | | | | | | |

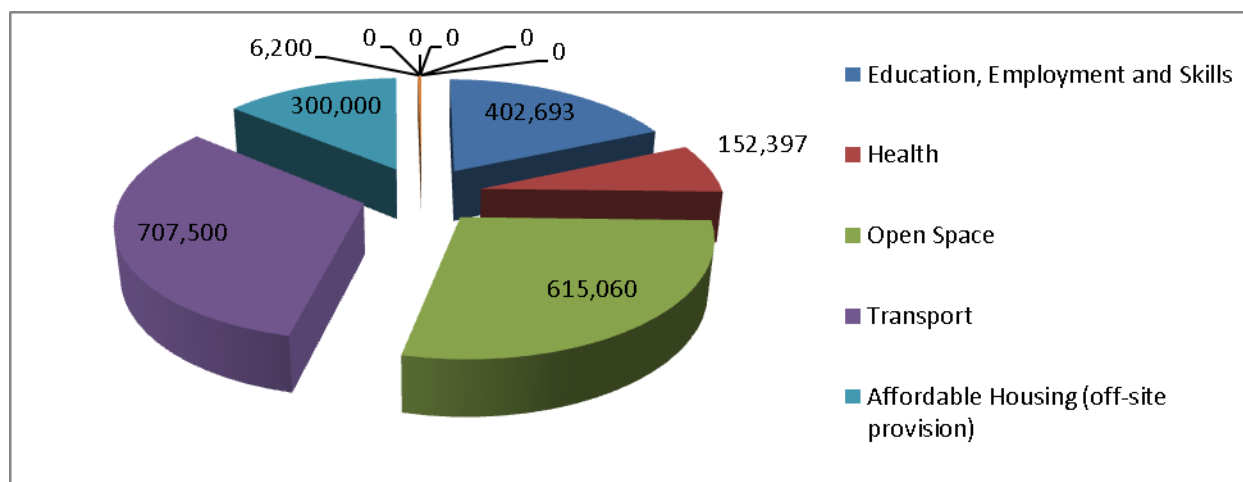
| Address | Reference | Total (£) | Secured | Disaggregated Amount (£) | Terms | IDP Section |
|--|----------------------------------|-----------|---------|--------------------------|---|---------------------|
| Tennyson House, Tennyson Road, Hanwell | JU/657479 and P/2011/0926 | 16,000 | | 16,000 | Towards offsite parks and recreational facilities or other public open space / Green Corridor within the Open Space vicinity of the site | |
| 79 - 101 Uxbridge Road W7 | P/2011/3777 | 10,000 | | 10,000 | To fund a feasibility study and safety improvements (wider pedestrian refuges and kerb realignments) at the proposed junction of the land access with Uxbridge Road | Transport |
| 21-27 Humes Avenue Hanwell W7 | PP/2011/1250 and Legal/ND 658123 | 4,100 | | 1,400 | Towards maintenance and improvements to local parks within 400 metres of the site | Open Space |
| | | | | 2,700 | Towards planting of 6 street trees on Humes Ave within 50 metres of the site | Open Space |
| Northolt | | | | | | |
| 65 Belvue Road Northolt | P/2010/1377 and AFL/655727 | 10,000 | | 10,000 | For the provision of an off-site children's play space and planting of street trees | Open Space |
| Park Royal | | | | | | |
| Atlas House, Atlas Road | P/2010/5054 and Legal/JU/657140 | 183,700 | | 30,000 | Towards the upgrade of the existing zebra crossing in Old Oak Lane close to the j/w Atlas Road to a pelican crossing | Transport |
| | | | | 15,000 | Towards a cycle and pedestrian audit constituting a review of pedestrian facilities between the property and the nearest bus stops | Transport |
| | | | | 10,000 | To LBE's Direct Support For Cycling programme | Transport |
| | | | | 20,000 | Towards public transport improvements, real-time information off-site, (Countdown 2) and shelters within a 1.5km radius of the property | Transport |
| | | | | 10,000 | Towards cycle training for employees at the development to promote sustainable transport | Transport |
| | | | | 10,000 | Towards a review of pedestrian and traffic signage within a 1.5 km radius of the property | Transport |
| | | | | 30,000 | Towards footway widening and upgrades to encourage sustainable transport and enhance pedestrian safety/ highways maintenance | Transport |
| | | | | 7,500 | Towards monitoring a travel plan approved as part of the planning conditions | Transport |
| | | | | 50,000 | Towards the following: - a red light camera, improvements towards the traffic signalling and anti-skid material for all approaches to the traffic lights | Transport |
| | | | | 1,200 | Towards 2 nitrogen dioxide diffusion tubes for 5 years. | Mitigation measures |

| Address | Reference | Total (£) | Secured | Disaggregated Amount (£) | Terms | IDP Section |
|--|---------------------------|-----------|---------|--------------------------|--|--------------------------------|
| Nash House Old Oak Lane NW10 | P/2010/2215 | 471,857 | | 55,000 | For cycling/pedestrian improvements as identified by the audit specified in the agreement | Open Space |
| | | | | 75,000 | For improvements to the Grand Union Canal | Open Space |
| | | | | 93,357 | For the capital cost of healthcare provision | Health |
| | | | | 10,000 | For local employment and training initiatives | Education, Employment & Skills |
| | | | | 7,500 | For monitoring the travel plans etc. | Transport |
| | | | | 30,000 | For the provision of a pedestrian crossing on Old Oak Lane and Victoria Road | Transport |
| | | | | 25,000 | For parking displacement on the public highway | Transport |
| | | | | 20,000 | For public transport infrastructure which may include imps to bus stops including countdown and messaging boards | Transport |
| | | | | 150,000 | For improvements to the Park Royal Southern Gateway Public Realm | Open Space |
| | | | | 6,000 | For replacement street tree planting | Open Space |
| PORTAL WAY ACTON, W3 (Goldcrest student accommodation) | P2011/2338 and AFL/658907 | 355,000 | | 30,000 | A40 Green Corridor Contribution towards securing improvements to the A40 Green Corridor between Portal Way and Savoy Circus | Transport |
| | | | | 5,000 | Air Quality Monitoring Contribution - £2.5K to support the provision of two nitrogen dioxide diffusion tubes at the Property; £2.5K towards the cost of background monitoring in Acton | Mitigation measures |
| | | | | 5,000 | Public Cycle Hire Contribution towards the provision of a viability study and /or the cost of setting up a Southern Gateway /Ealing /Acton public cycle hire scheme | Transport |
| | | | | 10,000 | Local Employment and Training Initiative Contribution towards local employment and training initiatives and commitment to a Local Labour Scheme | Education, Employment & Skills |
| | | | | 175,960 | Open Space Contribution towards the provision maintenance and improvement of public open space in the vicinity of the Property including North Acton Station Square, Acton Cemetery and North Acton Playing Fields | Open Space |
| | | | | 5,000 | On Street Disabled Parking Contribution towards the provision of on street disabled parking space in the vicinity of the Property | Transport |

| Address | Reference | Total (£) | Secured | Disaggregated Amount (£) | Terms | IDP Section |
|----------------------------------|--|-----------|---------|--------------------------|--|--------------------------------|
| | | | | 50,000 | Pedestrian and Cycle Infrastructure Contribution towards the provision of pedestrian and cycle infrastructure improvements on Portal Way Victoria Transport Park Road and Wales Farm Road including footway widening upgrades and signage; | |
| | | | | 15,000 | Public Transport Infrastructure Contribution towards improvements to public transport infrastructure, which may include improvements to bus stops and shelters including Countdown Two on bus stops on North Acton Road Park Royal Road and Chase Road | Transport |
| | | | | 20,000 | Speed Reduction Measures Contribution towards the provision of speed reduction measures on Victoria Road and Wales Farm Road by means of warning signs surfacing and carriage way markings | Transport |
| | | | | 5,000 | Travel Plan Contribution towards the cost of administrating the Travel Plan annual monitoring report | Transport |
| | | | | 34,040 | GP Contribution to facilitate the capital cost of health provision | Health |
| Southall | | | | | | |
| 57 to 59 High Street Southall | P/2010/1139 P/2010/4916 and AFL/657252 | 20,905 | | 13,300 | For local parks, open space, street trees | Open Space |
| | | | | 6,605 | For education | Education, Employment & Skills |
| | | | | 1000 | For transport improvements | Transport |
| 75 HIGH STREET SOUTHALL | P/2009/3255 | 186,596 | | 5,000 | Disabled parking in the commercial courtyard area of the development | Transport |
| | | | | 20,000 | For off site child play equipment serving the locality of the development | Open Space |
| | | | | 126,596 | For Education in the locality of the development | Education, Employment & Skills |
| | | | | 35,000 | For transport infrastructure in the vicinity of the development | Transport |
| 46 to 54 Beresford Road Southall | P/2011/1273 and AFL/658694 | 2,500 | | 2,500 | Towards consultation on a CPZ in the vicinity t | Transport |
| TOTAL EXPECTED RECEIPTS | | | | £2,183,850 | | |

Table 3.10.3 Total S106 funding secured by Infrastructure Delivery Plan topic area

| Relevant Infrastructure Delivery Plan Chapter | Funding secured through S106 (£) | Percentage of total funding secured |
|--|----------------------------------|-------------------------------------|
| 4 Education, Employment and Skills | 402,693 | 18.4% |
| 5 Health | 152,397 | 7% |
| 6 Open Space | 615,060 | 28.2% |
| 7 Cemeteries Provision | 0 | 0% |
| 8 Culture, Sport and Leisure | 0 | 0% |
| 9 Transport | 707,500 | 32.4% |
| 10 Waste | 0 | 0% |
| 11 Utilities, Energy and Physical Infrastructure | 0 | 0% |
| 12 Emergency Services | 0 | 0% |
| n/a Affordable Housing (off-site provision) | 300,000 | 13.7% |
| n/a Mitigation measures | 6,200 | 0.3% |
| TOTAL EXPECTED RECEIPTS | 2,183,850 | 100% |



As can be seen from the Pie-chart and Table 3.10.3, the highest contributions related to education and transport (including public realm improvements). Significant funds were also agreed for improvements to open space and culture, sports and leisure facilities (including community facilities). The 2011/12 contributions are comparable with previous years because this is the second reporting year in which contributions have been analysed against the Infrastructure Delivery Plan

Observations and Conclusions

The total expected receipt from sealed s106 agreements for 2011/12 is **£2,183,850**, the figure secured is lower than the previous year and it's the lowest in the last five years. This is mainly due to contributions secured from the scale of development permitted this period compared with the substantial larger scale development of the previous year. Of the total funding secured, the majority was related to transport (32.4%), open space (28.2%), education, employment and skills (18.4%) and affordable housing (offsite provision) (13.7%), and considerable receipts are expected for health and mitigation measures. However, the nature and scale of the development that came through for 2011/2012 does not allow money to be secure for other infrastructure such as cemeteries provision, culture sport and leisure, waste, utilities energy and physical infrastructure, and emergency services. Also, the lack of money secure maybe a reflection of lack of methodology for calculating such contributions in relation to those under performed areas

With the forthcoming adoption of a CIL charging schedule, in future years the total S106 receipts will be significantly reduced, as S106 agreements will be limited to affordable housing contributions and site-specific planning requirements. Contributions to strategic infrastructure requirements will be captured through CIL, and within future AMRs the Council will report on contributions received through CIL as well as S106. Furthermore, within future AMRs the Council will publish the updated Infrastructure Delivery Schedule against which CIL contributions will be allocated and monitored. The latest update to the Infrastructure Delivery Schedule (updated within this AMR monitoring period) is attached to this document as Appendix B.

Topic 11: Monitoring

OVERALL OBJECTIVE

- 1.11 The Council will undertake and publish an annual monitoring report confirming the number of new dwellings provided in the borough, including the totals and proportions of conversions, social rented, and low cost market affordable housing, student and special needs units. It will also list the variety of type and mix of sizes of new housing, densities and car parking provided.**

As indicated in the introduction to chapter 3, the above UDP Strategy policy was not saved beyond October 2007. The February 2008 consolidated London Plan provides the appropriate replacement for this objective - i.e. that boroughs should include council-wide targets that reflect the plan's strategic targets at a local level in their Community Strategies and development plans. Effectively, the requirement for monitoring is established in the arrangements for local development frameworks, including the publication of Authorities' Monitoring Reports.

Context 2011-12

UDP 1.11 is the strategic policy on monitoring. The UDP strategy policies are dealt with in topic one above. At the time of producing the policy (2004), the implications of the legislation governing local development frameworks had not become clear. The relevance of the policy was reviewed in previous AMRs, and Ealing Council then recommended that the policy need not be retained. In September 2007, the Secretary of State agreed the recommendation and directed that policy 1.11 not be retained.

The ODPM produced a Good Practice Guide on Local Development Framework Monitoring in March 2005. The core output indicators introduced in that document were updated in October 2005 and again July 2008. Although they were withdrawn by the Government in March 2011, these old national indicators are referred to throughout this AMR, and a summary of the borough's overall performance is included in the Introduction to the report.

Strategic Environment Assessment is the generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. The European SEA Directive requires the assessment of the effects of certain plans and programmes on the environment. Government Guidance was finalised in 2005/6 on a system of Sustainability Appraisal for planning, which incorporates the European Union's SEA requirements. The data made available for this process will be of vital importance in monitoring the local development framework in future years.

An AMR for the London Plan aims to keep a regular and frequent check on the performance of the London Plan and its continued relevance. The report charts progress made in various policy areas of the economy, housing, transport and sustainability.

The London Development Database (LDD) is designed to record the progress of planning permissions in the Greater London area as part of the process of monitoring the Spatial Development Strategy contained in London Plan. The Council continues to review its mechanisms and systems for the processing of development monitoring data and plans to make greater use of the LDD in future to meet our own requirements.

Local Policies and Development

Sustainability Appraisal (SA)

The AMR forms an integral part of the SA/SEA process that is currently being undertaken for all LDF documents. The AMR process feeds directly into the SA/SEA process at various stages. The SA framework provides the basis for undertaking the appraisal of policy documents. The SA framework comprises sustainability objectives, the achievements of which are measurable using indicators. These indicators are supported by baseline data that provides the basis for predicting and monitoring the effects of the Development Plan document against the SA objectives. This baseline data for example includes quantifiable and measurable data that can be used to assess performance against a particular indicator. Success in meeting these indicators therefore allows us to measure performance against the SA objectives. Much of the data identified as part of the AMR Report feeds directly into this baseline data.

This AMR is therefore particularly useful in keeping this data up to date and in plugging gaps where these exist in this evidence base. A number of Core Output Indicators have been reported on in this year's annual monitoring report that will be added to the baseline evidence. If having collected/reviewed this baseline data new issues or problems is identified, consideration will need to be given to revising the SA/Plan Objectives, which were originally developed to tackle such issues/problems.

Maintaining up to date baseline data is also essential as it allows us to check to see if the SA's predictions of sustainability effects as identified in the SA report(s) were accurate, and therefore to see if the Development Plan Document is contributing to the achievement of the SA objectives. Moreover where mitigation/enhancement measures have been proposed as part of the SA process, this monitoring exercise will allow us to identify if these are having the desirable effect.

The focus of this AMR report has therefore been to monitor the performance of the adopted UDP. Whilst the UDP was also the subject of a Sustainability Appraisal, this was undertaken before the SEA regulations established this as a requirement, and therefore prior to the establishment of the familiar SA methodology now employed, including in particular the requirement to base this on baseline data. The data therefore collected as part of this annual monitoring report is therefore limited in judging the accuracy of the of the SA predictions for the UDP, but will be particularly relevant for the forthcoming local planning documents.

During Summer 2011, Ealing Council consulted on the Sustainability Appraisal Reports for the Development Management and Development Sites DPD's. In addition, a new 'Generic Scoping Report' is being produced, which will be used as the framework for

conducting the Sustainability Appraisal of all new and forthcoming Local Planning Documents, the first of which will be the Schools DPD.

Other Aspects of the Local Planning Evidence Base

During 2011/12, the council has made good progress in developing its evidence base for the Local Plan, publishing in September 2010 background papers on demography, housing and green space. The council also published reports on the following topics:

- **Infrastructure Planning:** This is the integrated investment and delivery of land and buildings to create places and provide services. In Ealing we will be looking at ways to make our existing infrastructure to work better for us, as well as identifying the need for and securing delivery of additional provision. A second version of the Infrastructure Delivery Plan was published in July 2011 together with an Infrastructure Delivery Schedule that summarises the planned infrastructure planned within the first five years of the plan period.
- **Transport** – A Local Implementation Plan was published in July 2011 which specifies how the Council will implement the Mayor's Transport Strategy (MTS) which was revised in May 2010.
- **Green Space** – The Council published a draft strategy in July 2011 to provide a framework through which the council and its partners can address open space management to include identifying and addressing deficiencies in provision and priorities for investment. This was consulted upon in August-September 2011.

Observations and Conclusions

Ealing Council continues to make good progress towards the undertaking of sustainability appraisal of policy documents being prepared for publication and in developing its evidence base for the Local Plan.

4. Creating the Framework for Future Development Mar 2012

The Local Development Scheme (LDS)

In creating a new “Local Plan” (previously known as the Local Development Framework (LDF)), Ealing Council’s initial responsibility was to produce a Local Development Scheme (LDS). The purpose of the LDS is to show how and when Ealing Council will produce the full range of planning documents required in its LDF. The Ealing LDS was first adopted in March 2005 and subsequently revised in September 2007, March 2009 and March 2010. An updated LDS will be published during the next monitoring period.

Effectively, the LDS provides a directory of existing planning documents in Ealing (and other relevant documents), and indicates the work that is being done to produce the additional documents necessary. It shows the timescales for preparation, the way in which the work will be done and the resources needed to do it. It establishes the Council’s priorities for forward planning.

The Local Plan Portfolio

Along with the LDS, the first ingredients in the framework are the Council's adopted Unitary Development Plan (UDP) and supplementary planning guidance. Additional documents have been produced, and will continue to be produced. These include a Statement of Community Involvement, Authorities’ Monitoring Reports, Development Plan Documents and Supplementary Planning Documents, Sustainability Appraisals of each Local Development Document (LDD), and background documents that will inform the production of LDDs.

The production of the **Development (or Core) Strategy** supersedes the strategy chapter of the UDP. It clarifies links with the Council’s Community Strategy (2011) and considers the new information on development needs referred to above. It will also have particular regard to the Mayor of London’s sub-regional development framework for West London and the process of updating the London Plan. The new development plan document will comprise a unique spatial vision for Ealing and was adopted on April 3rd 2012, a few days after the end of this monitoring period.

The **Development Sites** policy document (also known as the Site Specific Allocations DPD) will set out proposals for key sites that can meet the development needs identified in the Strategy and will set out the planning requirements for those key sites with significant development potential. This will be based on assessments of the suitability, availability and accessibility of land for specified uses.

It will be produced in tandem with the **Development Management** policy document (also known as the Generic Development Control/Management DPD). This seeks to guide decisions on planning applications where no provision has been made elsewhere (e.g. the London Plan) and where, because of the unique characteristics of Ealing we feel a more distinctive approach needs to be taken. Both the Development Sites and Development Management policy documents will both be adopted by mid-2013.

The **Policies Map** (previously known as the Proposals Map) illustrates all site specific policies in the local development plan in map form. During Summer 2012, the Planning Inspectorate advised that this document is no longer treated as a development plan document (DPD) in its own right. However, to ensure greater clarity, accessibility and to be able to demonstrate a comprehensive audit trail of any changes that are proposed by the Council, officers have continued to publish any proposals in a separate document. It will continue to be examined alongside the Development Sites and Management DPDs. It will supersede the UDP proposals map by mid-2013.

Government, the Mayor of London and all agencies involved in waste planning and management, are concerned to improve performance in dealing with waste in a more sustainable way. This matter requires coordinated action across West London, and hence a joint development plan document is being produced for Waste. The Council has entered into an agreement with the constituent Boroughs of the West London Waste Disposal Authority (WLWDA, known as WestWaste) to prepare a **Joint West London Development Plan for Waste**.

The area covers the boroughs of Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond. The WestWaste grouping of Boroughs is slightly different from that which forms the West London Sub Region as defined in the 2004 London Plan and the West London Sub Regional Development Framework (SRDF). This latter area includes Brent, Harrow, Hillingdon, Hounslow, Ealing and Hammersmith & Fulham (and is also known as the West London Alliance (WLA) Boroughs). The Westwaste area does not include Hammersmith, but adds Richmond upon Thames to the list. Richmond is in the sub-region covered by a South London SRDF. The plan will be adopted by the end of 2013.

Progress During 2011/12

In Ealing, further progress towards the preparation of plans of the Local Plan (previously known as the Local Development Framework) was made. The main achievement was the submission for examination in public of the Council's **Development (or Core) Strategy** which was submitted on July 21st 2011. The Secretary of State appointed an independent Inspector, Elizabeth Fieldhouse DIPTP DIPUD MRTPI, to conduct the examination into the compliance and soundness of the Development Strategy. The examination took place between November 1st-23rd 2011.

The Inspector's report was received on February 6th 2012 and was published on February 9th 2012. The Inspector's overall conclusion is that, with the minor recommendations recommended in her report, that this Development Plan Document (DPD) satisfies the requirements of Section 20 (5) (a) and (b) of the 2004 Act (as amended) and the associated 2004 Regulations (as amended), and also meets the soundness criteria set out in Planning Policy Statement 12. Thus, the Development Strategy has complied with the legal requirements and is sound. The Development was formally adopted at a meeting of Full Council on April 3rd 2012, a few days after the end of the current monitoring period.

In addition, further work continued on the preparation of **Sites and Management Policies DPDs** together with an associated revised Policies Map. Between August and September 2011 draft Sustainability Appraisals were published for consultation (together with non-technical summaries) for Development Sites and Management DPDs.

Together with the work on the development plan documents a number of supplementary documents are being prepared for consultation. The **Acton Town Hall and Surroundings SPD** was formally approved by Cabinet on June 7th 2011 as a material consideration for planning applications at, and around the site.

A revised **Statement of Community Involvement** (SCI) was published on July 21st 2011.

Local Plan Project Management

Table 4.1 below provides short document profile for each of the programmed Local Development Documents including a timetable as set out in the March 2010 LDS and any revisions where appropriate. It includes the key development plan documents (strategy, sites, and management), a joint waste development plan document and supplementary planning documents on the community infrastructure levy/S.106 agreements, the Arcadia and Cinema sites in Ealing Metropolitan Town Centre and Accessible Ealing.

The Council plans to adopt the Development Strategy by April 2012 and the Sites and Management development plan documents by mid-2013. This timetable has the added advantage of ensuring that the Ealing Local Plan is able to fully take account of any changes that flow from the Mayor of London's replacement London Plan which was formally adopted in July 22nd 2011 and any alterations made thereafter.

As a basis of comparison the final column of Table 4.1 also reviews Local Plan performance against the targets set out in the March 2010 LDS. Performance is highlighted employing the RAG system - based on achievement/within one month of target (green), within six months of target (amber) or more than six months of target (red), respectively. Finally, Table 4.2 below provides a summary of transition from existing policies as they are progressively superseded (in the adopted UDP and SPGs) through the adoption of the London Plan 2011 (and any subsequent alterations) and as Ealing's development plan documents are adopted by 2013 when the UDP will be finally superseded in its entirety.

Looking Ahead to 2012/13

During the next monitoring period the Council plans to publish its final proposals for its **Development Sites** and **Development Management** development plan documents and these will subsequently be formally consulted upon with the community and relevant stakeholders before being submitted for independent examination to the Secretary of State for Communities and Local Government.

The Council is also planning to produce a separate **Schools DPD** which aims to identify possible sites for new secondary schools in the borough. Further work will be undertaken in the next monitoring period to establish an appropriate evidence base as a precursor to a public consultation of stakeholders and the public. The Council plans to adopt this DPD by March 2014.

The Council also plans to produce new or revised draft **Supplementary Planning Documents** as follows:

- Draft Supplementary Planning Document (SPD) on the **Arcadia Site** – The SPD sets out the known constraints of the site area and context and establishes design principles that the Council considers should underpin the future development of the Arcadia site.
- Draft Supplementary Planning Document (SPD) on the **Ealing Cinema** site– that primarily aims to establish some clear design objectives for one of the key redevelopment opportunities within Ealing Town Centre.
- Draft Supplementary Planning Document (SPD) **Accessible Ealing** - that primarily aims to ensure that everyone in Ealing has full access to buildings and outdoor spaces.
- Draft **Community Infrastructure Levy, Planning Obligations and Legal Agreements** SPD – It primarily sets out how Ealing will use its ability to secure planning obligations to promote sustainable development and provides a charging schedule for new infrastructure that will arise from any new development in the borough. It will also cover the use by the Council of other powers to secure legal agreements related to development proposals as, for example, its powers as the local highway authority, and the role of the Greater London Authority. Stakeholders and the public will be consulted on the plan, including a preliminary draft charging schedule, for a 6 week period during Spring 2013. A draft CIL charging schedule will then be published for consultation in Summer 2013. Subject to any representations received, it will be submitted for examination in November 2013. Subject to the Inspector's report it will be ready for adoption by the end of March 2014.

In addition it is also proposed that further work be undertaken to update the **Park Royal Opportunity Planning Framework** and to create a new **Opportunity Planning Framework for Southall**. These plans seek to ensure a comprehensive approach to the regeneration of those areas and the Council will initially be working with the GLA, tfl, Crossrail and Network Rail. More details will be published in due course.

Duty to Cooperate

Section 110 of the Localism Act inserts section 33A into the Planning and Compulsory Purchase Act 2004. Section 33A imposes a duty on a local planning authority to cooperate with other local planning authorities, county councils and bodies or other persons as prescribed. The other persons prescribed are those identified in Regulation 4(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Duty to Cooperate requires a local planning authority to engage constructively, actively and on an on-going basis in the preparation of development plan documents relating to strategic matters. A strategic matter is defined as sustainable development or use of land that has or would have a significant impact on at least two planning areas, including use of land for/in connection with infrastructure that is strategic.

Ealing Council undertakes a wide range of engagement with local authorities and other bodies prescribed for the purposes of Section 33A of the Planning and Compulsory Purchase Act 2004 when preparing development plan documents and other plans and strategies. The preparation and adoption of the Development Strategy, which sets out the council's vision, strategic objectives and policies and the council was satisfied that it involved neighbouring boroughs and other bodies now identified in Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 in the spirit of the duty to co-operate. An independent Inspector found that the DPD complied with the legal requirements and was sound. Consultation Statements are available on the council's websites that reveal the involvement of bodies in the preparation of the Development Strategy.

In respect of the preparation of both the Development Sites and Management DPDs that will be submitted for examination during the next monitoring period, the Council also considers that it has co-operated constructively on issues and actively engaged other bodies identified in the Regulations in preparing DPDs. Consultation Statements will be prepared and published in due course which will seek to demonstrate how we have complied with this legal requirement.

It should be noted that the Development Management DPD does not relate particularly to strategic matters, rather it is concerned with development management policies that will be applied once the principle of development has been agreed in accordance with the spatial vision and strategic objectives set out in the Development Strategy. Furthermore, the Development Sites DPD supports delivery of the Development Strategy DPD through allocating land for a particular use or type of development, and therefore due to the localised nature of the policies relating to specific sites, the site allocations do not generally have any cross-boundary/wider strategic impact on two or more planning areas.

Further details of involvement and other initiatives are set out below. Whilst some of the initiatives relate more directly to the Development Strategy rather than any emerging DPDs they demonstrate the on-going processes that the Council uses to maximise effective working with other bodies. These include:

- Consultation and active engagement with bodies during preparation of the Development Strategy at Issues and Options stage (February-March 2006 and September-October 2007), Initial Proposals (September-October 2009) and Final Proposals (September-November 2010). This consultation involved engagement on cross borough issues as appropriate.
- In addition, the Council has previously consulted on the Development Sites DPD on two separate occasions (Issues and Options – September-October, 2007, Initial Proposals – September-November 2010). The Council has previously also consulted on the Development Management DPD on two separate occasions (Issues and Options – September-October,

2009 and Initial Proposals –September-November 2010. Further consultation on the Development Sites and Management DPDs Final Proposals is scheduled to take place during the next monitoring period (and actually took place between June and November 2012). Copies of the relevant Consultation Statements on are available on the Council's website.

- All relevant bodies were also consulted on related Development Plan Document Sustainability Appraisals.
- Some bodies, for example English Heritage, provided statements of common ground prior to the examination into the Development Strategy and formal public hearings held in November 2011.
- Many bodies actively engaged with evidence gathering and the preparation of back ground planning documents, e.g. Environment Agency on the Strategic Flood Risk Assessment; London Boroughs of Hammersmith and Fulham and Hounslow on the Joint Retail Needs Assessment; five neighbouring boroughs on the Joint West London Waste Plan and a variety of bodies, such as Transport for London, Thames Water, Metropolitan Police and Ealing Primary Care Trust on the Infrastructure Schedule that is incorporated within the Development Strategy.
- Ealing participates in a number of West London groupings of boroughs and other bodies, e.g. as a member of the West London Alliance, the West London Housing Partnership and as a partner in the West London Waste Authority. The Council also engages in pan London bodies, such as London Councils.
- Ealing liaises and meets regularly with the Greater London Authority (GLA) and Transport for London on strategic policy matters. It contributes to GLA studies (including monitoring of development in the borough) and is active in commenting on GLA policy documents, such as reviews of the London Plan and relevant supplementary planning guidance. The Council also contributes to West London and pan London policy studies as appropriate. The Greater London Authority (GLA) issued a statement of conformity confirming that the proposed plan was in general conformity with the London Plan in respect of the Strategy, Sites and Management DPDs.
- Ealing works constructively with bodies such as English Heritage, Environment Agency, the GLA and Transport for London on reaching development management decisions. The borough is subject to many major regeneration proposals, and discussions between relevant bodies are essential to enable the achievement of sustainable development that benefits Ealing and London as a whole. The policies of these bodies have been taken into account in the drafting of DPDs.
- Ealing works closely with numerous partners in preparing the Community Strategy which itself provides the vision for the Development Strategy.
- Ealing actively engages with other bodies on a number of cross cutting/borough regeneration area initiatives, e.g. Southall OAPF with the GLA, tfl, Network Rail, Crossrail and LB Hillingdon and Park Royal OAPF with the GLA, tfl, Crossrail, High

Speed 2 and the neighbouring boroughs of Brent, Hammersmith and Fulham and Kensington and Chelsea. Both these initiatives will result in the publication of opportunity area planning frameworks.

- Ealing is involved in cross boundary transport projects such as Crossrail and High Speed 2 as well as on-going liaison with Transport for London on underground train services, road improvements and cycle ways. It engages with neighbouring boroughs on these projects in working groups.
- Ealing has worked with organisations with a responsibility for infrastructure provision in the preparation of the Infrastructure Delivery Plan and Schedule which will accompany the council's Community Infrastructure Levy which is in preparation.

Ealing Council has a history of a high level of cooperation with other bodies, including neighbouring local authorities and the GLA on cross boundary issues. This approach is reflected in a number of inter borough and multi-agency working groups, in a robust evidence base for its development plan documents and in the general support received for the Development Strategy and other DPDs being prepared for formal submission. The council is always prepared to engage with consultation bodies, and its consultation statements show that it is prepared to amend policies on the advice of others where this is appropriate.

Table 4.1 Local Development Framework 2012- Document Profiles

RAG STATUS: Green within one month of target; Amber within six months of target; Red more than six months off target

| 1. DEVELOPMENT STRATEGY (Core Strategy DPD) | | | |
|--|--|---|-------|
| Role and Context: | The Strategy sets out the Council's vision and strategic objectives for the Borough for the fifteen years from 2011 to 2026. It contains the spatial strategy and core policies. Broad locations are shown on a key diagram and a monitoring and implementation framework is included. | | |
| Status: | Development Plan Document | | |
| Chain of Conformity: | The Core Strategy is consistent with national policy and in general conformity with the Mayor's 'London Plan' (the Spatial Development Strategy). The other Development Plan Documents conform to the Core Strategy. | | |
| Geographic Coverage: | Borough wide, but also area based. | | |
| Timetable: | | | |
| Stages | Timetable as Published LDS March 2010 | Revised Timetable | RAG |
| Pre-production: Commencement including scope of SA | July 2005 v | July 2005 v | GREEN |
| Evidence gathering | July 2005 - September 2005 | July 2005 - September 2005 | GREEN |
| Production: Preparation and consultation on issues and options. | September 2005- October 2007 | September 2005- October 2007 | GREEN |
| Report on initial proposals for consultation, with sustainability appraisal | August 2009 | August 2009 | GREEN |
| Consultation, consideration of representations, and publication of submission DPD. | September 2009 – September 2010 September 2010 v | September 2009-September 2010 September 2010 v | GREEN |
| Submission of document for examination. | January 2011 v | July 2011 v | AMBER |
| Pre-examination Meeting | March 2011 | September 2011 | AMBER |
| Examination | May 2011 – June 2011 | November 2011 | AMBER |
| Receipt of Inspector's binding report | October 2011 | February 2012 | AMBER |
| Adoption | December 2011 v | April 2012 v | AMBER |
| v = Milestone | | | |

2. DEVELOPMENT SITES (Site Allocations DPD)

| | | | |
|--|---|--|--------------|
| Role and Context: | This document indicates proposals for key sites and locations in Ealing. It comprises a robust and credible assessment of suitability, availability and accessibility. The document will build on the non-statutory master planning studies undertaken on behalf of the Council's Economic Regeneration and Housing Directorate services, in the context of the borough Development Strategy. | | |
| Status: | Development Plan Document | | |
| Chain of Conformity: | The development management policies conform to the Core Strategy DPD. They may be given more detail in SPG/SPD and are illustrated on the Proposals Map. | | |
| Geographic Coverage: | Borough wide, but also area based. | | |
| Timetable: | | | |
| Stages | Timetable as Published LDS March 2010 | Revised Timetable | RAG |
| Pre-production: Commencement including scope of SA | July 2005 v | July 2005 v | GREEN |
| Evidence gathering | July 2005 - September 2005 | July 2005 - September 2005 | GREEN |
| Production: Preparation and consultation on issues and options. | September 2005- October 2007 | September 2005- October 2007 | GREEN |
| Report on initial proposals for consultation, with sustainability appraisal | August 2009 | August 2010 | GREEN |
| Consultation, consideration of representations, await outcome of Development Strategy examination before publication of submission DPD. | September 2010 – February 2012 March 2012 v | September 2010-April 2012 May 2012 v | AMBER |
| Submission of document for examination. | July 2012 v | February 2013 v | RED |
| Examination (with Development Management document) | November – December 2012 | February-July 2013 | AMBER |
| Receipt of Inspector's binding report | March 2013 | June 2013 | AMBER |
| Adoption | June 2013 v | July 2013 v | GREEN |
| v = Milestone | | | |

3. DEVELOPMENT MANAGEMENT (Generic Development Management/Control DPD)

| Role and Context: | This document indicates place-specific proposals for development management. It comprises criteria to complement the policies of the London Plan, and to deliver the borough's Development Strategy. On the basis of commitments made by Ealing Council at the time of adoption of the UDP, preparation of the document will include an investigation of whether the policies on flood plains, ancient monuments, the density of development adjoining green space, and parking provision for retail development and for disabled people need to be updated. Many of the issues raised and considered during 2005/6 with a view to publication in the Strategy or Sites documents have been rolled into the Development Management document in 2009, and referred to in a specific issues and options consultation | | |
|--|--|--|--------------|
| Status: | Development Plan Document | | |
| Chain of Conformity: | The site-specific allocations conform to policies in the Core Strategy DPD. They may be given more detail in SPG/SPD and are illustrated on the Proposals Map. | | |
| Geographic Coverage: | Borough wide, but also area based | | |
| Timetable: | | | |
| Stages | Timetable as Published LDS March 2010 | Revised Timetable | RAG |
| Pre-production: Commencement – evidence gathering and scope of SA | July 2005 – March 2009 March 2009 v | July 2005 – March 2009 March 2009 v | GREEN |
| Production: Preparation and consultation on issues and options | September 2005- October 2007 | September 2005- October 2007 | GREEN |
| Report on issues & options for consultation, with sustainability appraisal | August 2009 | August 2009 | GREEN |
| Consultation, consideration of representations, await outcome of Development Strategy examination before publication of submission DPD. | September 2010-February 2012 March 2012 v | September 2010-April 2012 May 2012 v | AMBER |
| Submission of document for examination. | July 2012 v | February 2013 v | RED |
| Examination (with Development Management document) | November – December 2012 | February-July 2013 | AMBER |
| Receipt of Inspector's binding report | March 2013 | June 2013 | AMBER |
| Adoption | June 2013 v | July 2013 v | GREEN |
| v = Milestone | | | |

4. PLANNING FOR WASTE (DPD)

| Role and Context: | This DPD will set out policies for dealing with waste, taking into account strategy agreed with West London Boroughs and will be prepared jointly with those Boroughs. | | |
|--|--|---------------------------|-------|
| Status: | Development Plan Document | | |
| Chain of Conformity: | This document conforms to the Core Strategy | | |
| Geographic Coverage: | Borough wide. | | |
| Timetable: | | | |
| Stages | Timetable as Published LDS March 2010 | Revised Timetable | RAG |
| Pre-production: Commencement including scope of SA | July 2005 v | July 2005 v | GREEN |
| Evidence gathering and preparation of issues and options | July 2005 – January 2009 | July 2005 – January 2009 | GREEN |
| Production: Informal consultation on issues and options | October 2008 - April 2009 | October 2008 - April 2009 | GREEN |
| Report on draft plan for consultation with sustainability appraisal commentary (effectively a further issues and options report incorporating site, with indication given as to preferred options) | July 2010 | December 2010 | AMBER |
| Consultation on draft plan | September– October 2010 | February-March 2011 | AMBER |
| Consideration of representations and preparation of sites & management policies. | November 2010 – January 2011 | Nov 2011-May 2012 | RED |
| Publication of submission DPD | February 2011 v | Jun 2013 v | RED |
| Submission of document for examination; representations invited. | May 2011 v | Jan 2014 v | RED |
| Examination | August 2011 | Jan 2014-Jun 2014 | RED |
| Adoption | December 2011 v | July 2014 v | RED |
| v = Milestone | | | |

| 5. SCHOOLS DPD | | |
|--|--|--------------|
| Role and Context: | It primarily aims to identify possible sites for new primary and secondary schools in the borough. | |
| Status: | Development Plan Document | |
| Chain of Conformity: | This document conforms to the Core Strategy | |
| Geographic Coverage: | Borough wide. | |
| Timetable: | | |
| Stages | Timetable | RAG |
| Pre-production: Commencement including scope of SA | October 2012 v | GREEN |
| Evidence gathering | To March 2013 | GREEN |
| Production: Preparation of development plan document | October 2012–March 2014 | GREEN |
| Production: Preparation and consultation on issues and options. | April-May 2013 | GREEN |
| Report on initial proposals for consultation, with sustainability appraisal | May-July 2013 | GREEN |
| Consultation, consideration of representations, and publication of submission DPD. | July-August 2013 | GREEN |
| Consideration of representations and finalise the DPD. | August 2013-October 2013 | GREEN |
| Submission of document for examination; representations invited. | November 2013 v | GREEN |
| Examination | December 2013 | GREEN |
| Receipt of Inspector's Binding Report | January 2014 | GREEN |
| Adoption | March 2014 v | GREEN |
| v = Milestone | | |

6. COMMUNITY INFRASTRUCTURE LEVY/S106 SPD

| Role and Context: | This document revises and updates work started to supplement UDP policy and has already been subject to some community involvement. This planning guidance sets out how Ealing will use its ability to secure planning obligations to promote sustainable development. It also covers the use by the Council of other powers to secure legal agreements related to development proposals as, for example, its powers as the local highway authority, and the role of the Greater London Authority. | |
|---|--|-------|
| Status: | Supplementary Planning Document | |
| Chain of Conformity: | This document supplements 'saved' policy in the Adopted UDP. | |
| Geographic Coverage: | Borough wide. | |
| Timetable: | | |
| Stages | Timetable | RAG |
| Pre-production: Commencement including scope of SA | 2010 v | GREEN |
| Evidence gathering | To March 2013 | GREEN |
| Production: Preparation of draft supplementary planning document | October 2010–March 2013 March 2013 v | GREEN |
| Draft SPD and sustainability appraisal report issued for public participation | April-May 2013 | GREEN |
| Consideration of representations, and held in abeyance during process review, consideration of legislative change and take account of emerging proposals in the infrastructure delivery plan. Await outcome of Development Strategy examination. Prepare revised draft SPD. | May-July 2013 | GREEN |
| Further round of consultation | July-August 2013 | GREEN |
| Consideration of representations and finalise the SPD. | August 2013-October 2013 | GREEN |
| Submission of document for examination; representations invited. | November 2013 v | GREEN |
| Examination | December 2013 | GREEN |
| Receipt of Inspector's Binding Report | January 2014 | GREEN |
| Adoption | March 2014 v | GREEN |
| v = Milestone | | |

7. ACCESSIBLE EALING SPD

| | | | |
|---|--|--|--------------|
| Role and Context: | This will update and replace an existing SPG on Accessible Ealing (SPG7). It provides guidelines that aim to ensure everyone in Ealing has access to buildings and outdoor spaces. The guidance offers practical advice to applicants and developers in preparing and submitting planning applications and is intended to provide a “tool-kit” for development management officers when assessing planning applications. | | |
| Status: | Supplementary Planning Document | | |
| Chain of Conformity: | This document supplements 'saved' policy in the Adopted UDP. This document will conform to the Core Strategy. | | |
| Geographic Coverage: | Borough wide. | | |
| Timetable: | | | |
| Stages | Timetable as Published LDS March 2010 | Revised Timetable | RAG |
| Pre-production: Commencement Including scope of SA | 2010 v | 2010 v | GREEN |
| Evidence gathering and production of background paper | To October 2010 | To October 2010 | GREEN |
| Production: Preparation of draft supplementary planning document ion. | November 2010– January 2012 February 2012 v | November 2010– July 2012 August 2012 v | GREEN |
| Draft SPD and sustainability appraisal report issued for public participation | March 2012-April 2012 | September-November 2012 | AMBER |
| Consideration of representations. Await outcome of Development Strategy examination. Prepare revised draft SPD. | December 2010-February 2012 | December 2012-May 2013 | AMBER |
| Adoption | June 2012 v | June 2013 v | RED |
| v = Milestone | | | |

Table 4.2 Transition from Adopted 'Plan for the Environment' (UDP) Policies and SPG 2004 to Local Development Documents 2009-2013

| UDP saved policies | DPD to replace UDP policies |
|--|---|
| Chapter 1 Strategy | |
| 1.1 Overall Aim | Policies 1.1 – 1.9, 1.11 not saved (2007). They are covered by London Plan policies. Policy 1.10 will be superseded by Development Management DPD in July 2013. |
| 1.2 Environmental Resources and Waste | |
| 1.3 Green Space and Natural Environment | |
| 1.4 Urban Design | |
| 1.5 Housing | |
| 1.6 Business | |
| 1.7 Shopping and Town Centres | |
| 1.8 Community Facilities | |
| 1.9 Transport | |
| 1.10 Legal Agreements and Partnerships | |
| 1.11 Monitoring and Review | |
| Chapter 2 Environmental Resources and Waste | |
| 2.1 Environmental and other Sustainability Impacts | Policies are part superseded by the Development (or Core) Strategy in April 2012. Policies 2.10 and 2.11 will be superseded by policies in the Joint West London Waste Development Plan in December 2011. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in July 2013. |
| 2.2 Regeneration of Special Opportunity Sites | |
| 2.3 Land – Mineral Development | |
| 2.4 Land – Mineral Aggregates Distribution | |
| 2.5 Water - Drainage, Flood Prevention and Environment | |
| 2.6 Air Pollution and Quality | |
| 2.7 Contaminated Land | |
| 2.8 Hazardous Substances | |
| 2.9 Energy | |
| 2.10 Waste Minimisation and Management | |
| 2.11 Waste Environmental Impacts | |

| UDP saved policies | DPD to replace UDP policies |
|--|---|
| Chapter 3 Green Space and Natural Environment | |
| 3.1 Major Open Areas (MOAs) – Metropolitan Open Land and Green Belt | <p>Policies are part superseded by the Development (or Core) Strategy in April 2012.</p> <p>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in July 2013.</p> |
| 3.2 Green Corridors and the Waterway network | |
| 3.3 Heritage Land | |
| 3.4 Public and Community Open Space | |
| 3.5 Land for Sports, Children’s Play and Informal Recreation | |
| 3.6 Allotments | |
| 3.7 Burial Land | |
| 3.8 Biodiversity and Nature Conservation | |
| 3.9 Wildlife Protection | |
| Chapter 4 Urban Design | |
| 4.1 Design of Development | <p>Policies are part superseded by the Development (or Core) Strategy in April 2012.</p> <p>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in July 2013.</p> |
| 4.2 Mixed Use | |
| 4.3 Inclusive Design - Access for All | |
| 4.4 Community Safety | |
| 4.5 Landscaping, Tree Protection and Planting | |
| 4.6 Statutory Listed Buildings | |
| 4.7 Locally Listed Buildings, Buildings with Façade Value, and Incidental features | |
| 4.8 Conservation Areas | |
| 4.9 Ancient Monuments, Archaeological Interest Areas | |
| 4.10 Commercial Frontages & Advertising Signs | |
| 4.11 Noise and Vibration | |
| 4.12 Light Pollution | |
| 4.13 Mobile Telephone Masts and Apparatus | |
| 4.14 Television Satellite Dishes, Radio Masts and other Apparatus | |
| Chapter 5 Housing | |
| 5.1 Housing Supply | Policy 5.1 is not saved (2007) and is |

| UDP saved policies | DPD to replace UDP policies |
|--|---|
| 5.2 Affordable Housing | superseded by London Plan policies. Policies are part superseded by the Development (or Core) Strategy in April 2012. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in July 2013. |
| 5.3 Lifetime Homes and Wheelchair Housing | |
| 5.4 Range of Dwelling Sizes and Types | |
| 5.5 Residential Design | |
| 5.6 Small Dwellings and Flats | |
| 5.7 Special Housing | |
| 5.8Accommodation for Travellers | |
| 5.9 Extensions and Alterations to Private Houses and Gardens | |
| Chapter 6 Business | |
| 6.1 Supply of Land and Property for Business Use | Policies are part superseded by the Development (or Core) Strategy in April 2012. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in July 2013. |
| 6.2 Proposals for Office Development | |
| 6.3 Alternative Development of Office Buildings | |
| 6.4 Industry and Warehousing in Major Employment Locations | |
| 6.5 Ancillary Development in Major Employment Locations | |
| 6.6 Workspace for Artistic and Cultural Activities | |
| 6.7 Hotel Development | |
| Chapter 7 Shopping and Town Centres | |
| 7.1 Promoting and Enhancing a Network of Centres and Promoting Key Sites | Policies are part superseded by the Development (or Core) Strategy in April 2012. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in July 2013. |
| 7.2 New Shopping Development and the Sequential Approach | |
| 7.3 Designated Shopping Frontages | |
| 7.4 Non-Designated Shopping Frontages | |
| 7.5 Basic Shopping Needs | |
| 7.6 Eating, Drinking and Entertainment | |
| 7.7 Other Shopping Centre Uses | |
| 7.8 Markets and Street Trading | |
| Chapter 8 Community Facilities | |
| 8.1 Existing Community Facilities | |

| UDP saved policies | DPD to replace UDP policies |
|---|--|
| 8.2 Major Developments and Community Facilities | Policies are part superseded by the Development (or Core) Strategy in April 2012. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in July 2013. |
| 8.3 Redundant Community Facilities | |
| 8.4 Large Scale Community Facility Development | |
| 8.5 Meeting Places and Places of Worship | |
| 8.6 Facilities for Young Children | |
| 8.7 Educational Facilities | |
| 8.8 Health Care Facilities | |
| Chapter 9 Transport | |
| 9.1 Development, Access and Parking | Policies are part superseded by the Development (or Core) Strategy in April 2012. The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in July 2013. |
| 9.2 Stations and Public Transport Interchanges | |
| 9.3 Major Transport Projects | |
| 9.4 Buses | |
| 9.5 Walking and Streetscape | |
| 9.6 Cycling | |
| 9.7 Accessible Transport | |
| 9.8 Low Car Housing and City Car Clubs | |
| 9.9 Highways and Traffic Management | |
| 9.10 Freight | |
| 9.11 Public Car Parks and Private (non-residential) Parking Areas | |
| Chapter 10 Sites and Areas | |
| 10.1 Strategic Sites and Areas | |
| 10.2 Green Belt and Metropolitan Open Land | |
| 10.3 Green Corridors | |
| 10.4 Heritage Land | |
| 10.5 Public Open Space | |
| 10.6 Community Open Space | |
| 10.7 Nature Conservation Sites and Management Areas | |
| 10.8 Viewpoints and Landmarks | |

| UDP saved policies | DPD to replace UDP policies |
|---|---|
| 10.9 Statutory Listed Buildings and Ancient Monuments | <p>Policies are part superseded by the Development (or Core) Strategy in April 2012.</p> <p>The remaining policy content will be superseded by policies in the Development Sites and Development Management documents in July 2013.</p> |
| 10.10 Locally Listed Buildings | |
| 10.11 Buildings of Façade or Group Value | |
| 10.12 Conservation Areas | |
| 10.13 Archaeological Interest Areas | |
| 10.14 Major Employment Locations | |
| 10.15 Employment Sites | |
| 10.16 Designated Shopping Frontages | |
| 10.17 Built Sports Facilities with Community Access | |
| 10.18 Zones for Parking Standards | |
| 10.19 Transport Projects | |
| 10.20 Road Hierarchy | |
| 10.21 Development Sites | |

| Policies Map (formerly known as the Proposals Map) |
|--|
| There will be a revised Policies Map adopted along with the Development Sites and Development Management documents in July 2013. |

| Supplementary Planning Guidance – Adopted | UDP 'Saved' Policy |
|---|--------------------|
| SPG 1 The Sustainability Checklist | 2.1 |
| SPG 4 Refuse and Recycling Facilities | 2.10, 4.1, 5.5 |
| SPG 5 Urban Design Statement | 4.1 |
| SPG 6 Plot Ratio | 4.1, 6.4 |
| SPG 7 Accessible Ealing | 4.3, 3.4, 5.3 |
| SPG 8 Safer Ealing | 4.1, 4.4 |
| SPG 9 Trees and Development Guidelines | 4.5 |
| SPG 10 Noise and Vibration | 4.11 |
| SPG 13 Garden Space | 5.5 |
| SPG 14 Indoor Living Space | 5.5 |
| SPG 15 Residential Care Homes | 5.7 |
| SPG 16 Hostels | 5.7 |

| | |
|--|--|
| SPG 17 Babycare Facilities | 8.6 |
| SPG 18 Places for Eating, Drinking & Entertainment | 7.6 |
| SPG 20 Sustainable Transport: Transport Assessments | 9.1 |
| SPG 21 Sustainable Transport: Green Travel Plans | 9.1 |
| SPG 22 A40 Acton Green Corridor | 3.2, 9.3, 10.3 |
| SPG Town Centres - Acton, Ealing, Greenford, Hanwell, Southall | 7.1, 10.1, 10.16 |
| SPG Development Sites - The Acton Area | 10.21 |
| SPG Development Sites - The Ealing Area | 10.21 |
| SPG Development Sites - Greenford, Northolt, and Perivale | 10.21 |
| SPG Development Sites - The Hanwell Area | 10.21 |
| SPG Development Sites - The Southall Area | 10.21 |
| Supplementary Planning Guidance - Approved Draft | UDP 'Saved' Policy |
| SPG 2 Water, Drainage and Flooding | 2.5 |
| SPG3 Air Quality | 2.6 |
| SPG 12 Greening Your Home | 4.1, 5.5 |
| SPG Southall Development Sites | 10.21 |
| SPG Northolt Neighbourhood Shopping Centre | 7.1, 10.1, 10.16 |
| Interim Planning Guidance – Approved Draft | UDP 'Saved' Policy |
| IPG Greenford Hall Area | (Update of 10.21 in Sites DPD, examined by 9/07, adopted by 6/08.) |
| Supplementary Planning Documents – Adopted | UDP 'Saved' Policy |
| SPD1 Affordable Housing | 5.2, 5.4 |
| SPD2 Community Facilities | 8.2, 8.7 |
| SPD3 Low car housing in controlled parking zones | 9.8, 9.1 |
| SPD4 Residential extensions | 4.1, 5.5, 5.9 |
| SPD5 West London Tram Route | 9.3 |
| SPD6 Twyford Avenue Community Open Space | 3.4, 10.21 |
| SPD7 Car clubs | 9.8 |
| SPD8 Crossovers and parking in front gardens | 9.9, 5.9 |

5. Issues and Action for Future Planning

This eighth AMR for Ealing provides a broad indication of the borough's performance in the range of development topics referred to in the adopted unitary development plan. The salient points are set out below.

Strategy: The broad indications are that the existing UDP policies provide a comprehensive basis for planning decisions. Overall, the strategic priority in 2011/12 was to make good progress on Local Plan preparation and the production of the local planning evidence base to inform this process. The Council submitted the Development (or Core) Strategy for examination and was found to be legally compliant and sound by an independent Inspector. It was formally adopted by Full Council on April 3rd 2012. Further iterations of its Development Sites and Development Management development plan documents were also being prepared in the background and in the next monitoring period, the Council will subject them to a final round of public and stakeholder consultation before formally submitting them to the Secretary of State for examination.

Environmental Resources and Waste: As a comparison with other UDP topic areas, environmental resources and waste policies are used fairly frequently in planning decisions, perhaps representative of the diverse coverage of this topic area. The monitoring of completions data indicates that there were no new mineral facilities completed during the year and only a marginal increase in the capacity of waste installations. Monitoring the installation of renewable energy secured as part of the planning process has been difficult, although it is acknowledged that this is likely to improve given the new monitoring procedures that are being put in place. Moreover it is recognised that capacity is likely to increase as existing approvals reach completion.

Green Space and Natural Environment: Northala Fields has retained its Green Flag status, and local people value the quality of Ealing's parks and open spaces. The UDP policies for green space are essential in protecting open space in Ealing. The fact that these policies are well used highlights the pressure to develop on open space in the borough. In terms of permissions and completions it is noted that there has been a slight net loss of open space in Ealing during the year. However as previously outlined, these proposals have largely involved ancillary/compatible built development. Finally, further progress has been made on UDP open space projects in 2011/12, while a significant number of new projects will be progressed through the Local Plan and following publication of the Green Space Strategy in 2013.

Urban Design: Throughout 2011/12, urban design inputs to pre-application advice have continued to show real benefits in early advice to developers. As in previous years, considerable input into the design of planning applications has been made by a number of design specialists, on conservation, urban design, access, and crime prevention. Urban design policies remain amongst the most frequently quoted policies in the UDP. They also stand up well in planning appeals, and have not been challenged by Inspectors.

Housing: 2011/12 marked a significant improvement on the number of residential completions totaling 599, when compared to last year's total of just 265. This improvement was also reflected in the number of affordable units completed totaling 306 when compared to the previous year's low of just 73 units. However the housing pipeline has been tempered by the prevailing economic conditions, with only 808 units granted permission of which 22 percent are affordable units. The increase in the number of residential completions on last year's lows represents an increase in the level of economic activity for the house building industry, completions being spread across on small and large sites. The housing trajectory indicates that more than is required to meet the annual housing provision target over the Plan Period is provided for, but the impact of the economic recession will likely reduce the amount of new housing built in the short term.

Business: As a comparison with other UDP topic areas, business policies were used very infrequently in planning decisions. No relevant departures from policy were noted. Rather than reflecting negatively on the value of these policies, the infrequent nature of their use may in fact reflect the strength and robustness of these policies and therefore an unwillingness to challenge them. Accordingly it is critical that business policies are retained for development control purposes, whilst working on new spatial policies as part of the emerging Local Plan. UDP policies have now been saved and will be operational until replaced by new Local Plan policies. 2,112 net square metres of employment space were lost in Ealing in 2011-12. Interestingly, the net loss occurred exclusively in the B1 use class with large and moderate increases recorded respectively in classes B2 and B8. While this data reflects the weak growth of the London and UK economies, it seems also to indicate a continuing restructuring of the Ealing employment stock towards more employment intensive uses. Accordingly, the proportionate loss of jobs in the Borough was higher than last year amounting to an estimated 1466.

Shopping and Town Centres: The UDP shopping and town centres policies have been implemented through planning decisions as well as the commissioning of work on a number of town centre studies and form background documents to the Local Plan. Progress continues to be monitored and the data will contribute to any town centre 'Health Checks' which accompany future AMRs. The adopted National Planning Policy Framework promotes the competitiveness, viability and vitality of a resilient national network and hierarchy of town centers, and the London Plan confirms the Mayor's endorsement of a competitive and growing retail sector across town centres in London, which the council has sought to enable.

Ealing's 2010 West London Retail Needs Study update revised conclusions from the 2006 Retail Needs Study and identified a need of up to 70,000 gross sq.m of comparison and of up to 10,700 gross sq m of convenience floorspace in the borough by 2021. Those targets evidence the borough's emerging local planning strategies and policies. Initial proposals of the Development Strategy stressed that positive action needs to be taken across the borough to counter polarization between successful town centres and weakening neighbourhood centres. The RNS further suggests that adequate comparison and convenience retail development needs to be enabled in order to raise the profile of Ealing Town Centre which suffers from competition from new large scale retail developments such as Westfield and comfort Southall in its Major Town Centre status. As a response to need, the development of Dickens Yard, which will increase the scale and quality of the comparison goods offer in the town centre has commenced in Ealing Broadway. Planning permission for the redevelopment of the Southall Gasworks site was also granted by the Mayor of London in October 2009 with a proposal to include 20,050 sq m of retail floorspace, with the aim to retain catchment retail spending. An

opportunity Area Planning Framework is also being developed in Southall in partnership with the GLA, which will enable suitable forms of the development in the area building on the opportunities offered by the arrival of Crossrail.

An analysis of the policies used in committee decisions and of planning appeals shows that there is continuing pressure on A1 uses within currently designated shopping frontages, supporting the approach to review and adjust the UDP's existing policies which seek to preserve retail uses as part of the emerging Local Plan. Figures for completions and change of use also evidence a net loss of retail floorspace borough wide and particularly within town centres, and a general decline in approvals for the range of A uses. This tends to show that those key town centre uses including retail and the restaurants are being hit by the recession. The residents' survey shows a decline in the overall satisfaction of residents with the provision of services in town centres whereas satisfaction with open spaces, car parking and high street shops has increased. The Council's work on the management of the evening economy continues, and ensures the retention of a balance of uses in the town centres, benefiting all sections of the community. Finally, Crossrail will bring opportunities for increased investment and ease of access to, from and between these town centres, and help to maintain and increase their vitality and viability. The Council is also enabling the localism agenda and obtained small grants from the DCLG in March 2012 to assist communities in Ealing Broadway and West Ealing to develop neighbourhood plans in those areas.

Community Facilities: In spite of an unpropitious economic climate and in view of the unprecedented government cuts affecting the Council, Ealing is proving to mostly maintain the provision of what are mostly perceived to be good quality services as the Annual Residents Survey testifies. The Council continues to review the provision of community services and available resources through initiatives such as the Property Strategy, the Infrastructure Delivery Plan and the planned Community Infrastructure Levy. This should contribute to retaining good satisfaction levels in the future. The total net gain of D1 (non-residential institutions) and D2 (leisure and assembly uses) floorspace for 2011/12 was 11,025 sqm, which is an improvement from last year's figure, and total approvals show the potential for an additional net gain of 24,762 sq. m of community floorspace in the coming years.

Transport: The year 2011/12 saw further work on a number of key projects. AECOM was chosen by Network Rail to design improvement works to stations west of Paddington that are set to become part of the Crossrail route. The 13 stations on the route, from Maidenhead in Berkshire to Acton Main Line in London, will undergo a number of enhancements to facilitate the new Crossrail services due to begin in 2018. AECOM's design brief includes a number of improvements including platform extensions to allow longer trains to run, step-free access at the majority of the stations, refurbishment of station buildings and ticketing facilities. Also, There was a major programme of school expansions including new builds at Cardinal Wiseman School and Dormers Wells High Schools and on the redevelopment of the Green Man Estate. This input has helped to shape the future of transport provision in Ealing. The borough is at the forefront of promoting sustainable transport initiatives and is continuing pioneering work on travel plans as part of its development control process. Ealing's Transport Planning work takes place in the context of the Mayor of London's Transport Strategy, and the policies of the local authority. The administration is committed to sustainable transport. The UDP transport policies were one of the most frequently used policies in planning decisions in 2011/12 and they were used successfully at appeal.

Legal agreements: The total expected receipt from sealed s106 agreements for 2011/12 is £2,183,850, the figure secured is lower than the previous year and it's the lowest in the last five years. This is mainly due to contributions secured from the scale of development permitted this period compared with the substantial larger scale development of the previous year. Of the total funding secured, the majority was related to transport (32.4%), open space (28.2%), education, employment and skills (18.4%) and affordable housing (offsite provision) (13.7%), and considerable receipts are expected for health and mitigation measures. However, the nature and scale of the development that came through for 2011/2012 does not allow money to be secure for other infrastructure such as cemeteries provision, culture sport and leisure, waste, utilities energy and physical infrastructure, and emergency services. Also, the lack of money secure maybe a reflection of lack of methodology for calculating such contributions in relation to those under performed areas

With the forthcoming adoption of a CIL charging schedule, in future years the total S106 receipts will be significantly reduced, as S106 agreements will be limited to affordable housing contributions and site-specific planning requirements. Contributions to strategic infrastructure requirements will be captured through CIL, and within future AMRs the Council will report on contributions received through CIL as well as S106. Furthermore, within future AMRs the Council will publish the updated Infrastructure Delivery Schedule against which CIL contributions will be allocated and monitored. The latest update to the Infrastructure Delivery Schedule (updated within this AMR monitoring period) is attached to this document as Appendix B.

Monitoring: The Council continues to make good progress towards the undertaking of sustainability appraisal of policy documents being prepared for publication and in developing its evidence base for the Local Plan.

Appendix A: Five Year Supply of Deliverable Sites

Major sites (10+ units) under construction

| Sites DPD Ref | Application No. | Permission Date | Site Area (ha) | Site Name | Address | Net Gain | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------------|----------------------------|-------------------------|----------------|---|--------------------------------------|----------|---------|---------|---------|---------|---------|
| N/A | P/2012/0708 and previous | 2004 | 26.5 | South Acton Housing Estate | Acton W3 | 737 | 0 | 0 | 106 | 0 | 131 |
| N/A | P/2008/0156 | Nov-09 | 1.8 | Dickens Yard | Longfield Avenue/New Broadway W5 2XA | 698 | 70 | 100 | 100 | 100 | 100 |
| N/A | P/2006/4025 | Aug-07 | 1.1 | Cambridge Yard | Cambridge Road, Hanwell W7 3UP | 130 | 130 | 0 | 0 | 0 | 0 |
| N/A | P/2011/0808 | Mar-11 | 0.9 | Former Featherstone Road Primary School | Featherstone Road, Southall UB2 5AG | 143 | 143 | 0 | 0 | 0 | 0 |
| N/A | P/2009/4376 P/2008/2643 | Sep-10 | 2.7 | Bromyard House | Bromyard Avenue W3 7BE | 76 | 76 | 0 | 0 | 0 | 0 |
| N/A | P/2006/4648 | Feb-08 | | Creffield Lodge | 2-4 Creffield Road W5 3HP | 11 | 11 | 0 | 0 | 0 | 0 |
| N/A | P/2008/1576 | Nov-10 | 0.16 | White Hart Public House | 37 Greenford Road UB6 9AY | 14 | 14 | 0 | 0 | 0 | 0 |
| N/A | P/2008/1250 | Mar-10 | | 104 Western Road | UB2 5EA | 13 | 0 | 13 | 0 | 0 | 0 |
| N/A | P/2010/1894 | Appeal Allowed Jun-11 | 0.34 | Former Boatyard | Tentelow Lane, Southall UB2 4LF | 30 | 0 | 30 | 0 | 0 | 0 |
| N/A | P/2010/2909 | Appeal Allowed May-11 | 0.37 | Heath Lodge | 3 Church Road, Hanwell W7 3HP | 28 | 0 | 28 | 0 | 0 | 0 |
| N/A | PP/2010/3594 | Aug-11 | 0.37 | Servite House | 45 Queens Walk, Ealing W5 1LT | 18 | 18 | 0 | 0 | 0 | 0 |
| N/A | PP/2010/4585 | Jul-11 | 0.5 | Westel House | 32-38 Uxbridge Road, Ealing W5 2BS | 129 | 0 | 0 | 129 | 0 | 0 |
| N/A | P/2009/1648 | Appeal allowed Dec-2009 | 0.4 | Acton Bus/Tram Depot | 283-303 Uxbridge Road W3 9QU | 85 | 85 | 0 | 0 | 0 | 0 |

| Sites DPD Ref | Application No. | Permission Date | Site Area (ha) | Site Name | Address | Net Gain | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | |
|---------------|----------------------------|-------------------------|----------------|-------------------------------|---|----------|-------------|---------|---------|---------|---------|------|
| N/A | P/2009/3548 | Appeal allowed Jul-2010 | | 2 Bollo Lane | W4 5LE | 56 | 56 | 0 | 0 | 0 | 0 | |
| N/A | P/2010/0419 P/2010/0418 | Sep-10 | 4.9 | Green Man Lane Housing Estate | Green Man Lane, West Ealing W13 0UF | 242 | 0 | 60 | 60 | 60 | 62 | |
| N/A | P/2010/2539 | Oct-10 | 1 | Hanwell Locks | St Margaret's Road/Trumpers Way, Hanwell W7 2HF | 77 | 0 | 77 | 0 | 0 | 0 | |
| N/A | P/2007/1071 | May-08 | 1.2 | 41-159 Bromyard Avenue | W3 7JS | 281 | 63 | 92 | 75 | 51 | 0 | |
| N/A | P/2010/1583 | Apr-10 | 0.5 | Phase 12 Grand Union Village | Broadmead Road UB5 6RJ | 85 | 85 | 0 | 0 | 0 | 0 | |
| N/A | P/2008/4886 | Aug-10 | | 12-14 Osterley Park Road | Southall UB2 4BN | 15 | 15 | 0 | 0 | 0 | 0 | |
| SOU8 | P/2005/4387 | Sep-08 | 8.3 | Phoenix House | The Green Southall UB2 4AX | 149 | 0 | 149 | 0 | 0 | 0 | |
| | | | | | | | TOTAL UNITS | 766 | 549 | 470 | 211 | 293 |
| | | | | | | | TOTAL AREA | 7.40 | 11.89 | 4.49 | 1.78 | 3.69 |

Major Sites (10+ units) with planning permission, not yet started or subject to legal agreement

| Sites DPD Ref | Application No. | Permission Date | Site Area (ha) | Site Name | Address | Net Gain | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------------|-----------------|-----------------|----------------|--------------------------|--------------------------------|----------|---------|---------|---------|---------|---------|
| N/A | P/2006/3688 | Jul-08 | 0.1 | 171-175 Uxbridge Road | Ealing W13 9AA | 14 | 14 | 0 | 0 | 0 | 0 |
| N/A | P/2012/3052 | Nov-12 | 4.5 | Golf Links Estate | Fleming Road, Southall UB1 3PE | 60 | 0 | 0 | 0 | 60 | 0 |
| N/A | P/2008/0736 | Jun-08 | 0.1 | 13-15 Osterley Park Road | UB2 4BL | 12 | 12 | 0 | 0 | 0 | 0 |
| SOU5 | P/2008/3981 | Mar-10 | 37.2 | Southall West | The Straight, Southall UB1 1QZ | 3750 | 0 | 0 | 0 | 200 | 200 |

| Sites DPD Ref | Application No. | Permission Date | Site Area (ha) | Site Name | Address | Net Gain | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------------|-----------------|-------------------------|----------------|---|---|--------------------|-------------|-------------|-------------|-------------|-------------|
| N/A | P/2011/0811 | Apr-11 | 0.63 | Former Salisbury Depot | Salisbury Road, Southall, UB2 5QJ | 103 | 0 | 0 | 0 | 103 | 0 |
| N/A | P/2007/3230 | Appeal Allowed Jun-2008 | 0.05 | 107-111 Churchfield Road | W3 6AH | 14 | 0 | 14 | 0 | 0 | 0 |
| N/A | P/2007/4855 | Pending Legal | 0.11 | Land Adjacent to Central Acton Station | East Churchfield Road | 12 | 0 | 12 | 0 | 0 | 0 |
| N/A | P/2009/1461 | Aug-09 | 0.15 | 128-144 Boston Road | Hanwell W7 2HJ | 12 | 0 | 12 | 0 | 0 | 0 |
| N/A | P/2010/0333 | Jun-12 | 0.06 | Cooper Court | 41 Melbourne Avenue, West Ealing, W13 9BW | 10 | 0 | 10 | 0 | 0 | 0 |
| N/A | P/2010/1380 | Jun-10 | | Peel House | 32-34 Church Road, UB5 5AB | 12 | 0 | 12 | 0 | 0 | 0 |
| N/A | P/2007/4416 | Pending Legal | 0.3 | Top Lock Depot/Norwood Yard | Melbury Avenue/Popular Avenue | 10 | 0 | 10 | 0 | 0 | 0 |
| N/A | P/2011/1041 | Mar-12 | 0.54 | 81, 83, 85 Madeley Road | 58, 60, 62 Hanger Lane, W5 2JH | 18 | 0 | 18 | 0 | 0 | 0 |
| N/A | PP/2011/5199 | Mar-12 | 0.1 | Carlyle House | Carlyle Road, Ealing, W5 4BE | 10 | 0 | 10 | 0 | 0 | 0 |
| N/A | P/2009/3255 | Appeal Allowed Mar-12 | 0.37 | 75 High Street, Southall | UB1 3DB | 26 | 0 | 26 | 0 | 0 | 0 |
| N/A | P/2010/1377 | Mar-12 | 0.1 | Land Adjacent to 65 Belvue Road, Northolt | UB5 5HP | 16 | 0 | 16 | 0 | 0 | 0 |
| N/A | P/2011/4513 | Apr-12 | 0.3 | Former St Helena's Home | 51 Drayton Green Road | 21 | 0 | 0 | 21 | 0 | 0 |
| N/A | P/2012/3391 | Pending Legal | 1.1 | Allen Court Housing Estate | Ridding Lane, Greenford UB6 0LA | 24 | 0 | 0 | 24 | 0 | 0 |
| N/A | P/2011/5045 | Pending Legal | 4.5 | Rectory Park Housing Estate | Northolt, UB5 6BU | 58 | 0 | 0 | 58 | 0 | 0 |
| | | | | | | TOTAL UNITS | 0 | 166 | 104 | 363 | 297 |
| | | | | | | TOTAL AREA | 0.00 | 1.98 | 2.90 | 6.99 | 4.86 |

Major sites (10+ units) in the planning pipeline and where the principle of development has been accepted

| Sites DPD Ref | Site Area (ha) | Site Name | Address | Projected Net Gain | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|--------------------|----------------|--|--|--------------------|-------------|-------------|-------------|-------------|-------------|
| ACT3 | 1.15 | Oaks Shopping Centre | High Street, Churchfield Road, W3 6RE | 146 | 0 | 0 | 0 | 146 | 0 |
| ACT6 | 0.7 | Colonial Drive | W4 5LE | 124 | 0 | 0 | 124 | 0 | 0 |
| N/A | 0.5 | Northolt Mandeville (Former Mandeville School) | Eastcote Lane, North Northolt, UB5 4AB | 43 | 0 | 0 | 43 | 0 | 0 |
| TOTAL UNITS | | | | | 0 | 0 | 167 | 146 | 0 |
| TOTAL AREA | | | | | 0.00 | 0.00 | 1.20 | 1.15 | 0.00 |

Appendix B: Infrastructure Delivery Schedule

| Category | Planned provision | Source documents | When required | | | Location | Lead agency | Other partners | Delivery mechanism | Cost (if known) | Cost category | Statutory responsibility? | Corporate priority? | SCS priority? | Relationship to LDF CS | In growth corridor? | Is it deliverable? | Cumulative Score |
|-------------------|---|--|---------------|-------------|-------------|--------------|-------------|---|--|--|---------------|---------------------------|---------------------|---------------|------------------------|---------------------|--------------------|------------------|
| | | Project Definition | 2010 - 2015 | 2016 - 2021 | 2021 - 2026 | | | | | | | | | | | | | |
| Education | Children's Centre Strategy Phase 3 – 4 Children's Centres at Primary Schools: Hathaway, Perivale, West Twyford and Wood End Library | | ✓ | | | Borough-wide | LBE | | Surestart / Capital Programme | £ 2,900,000 | | 0 | 0 | 0 | 1 | | 3 | 4 |
| Primary Education | Primary Expansion Programme | Cabinet report March 2012 (update on pupil number projections) | ✓ | | | Borough-wide | LBE | Partnerships for Schools | Capital Programme, DfE funding, planning obligations, mainstream council funds, other grants | £ 126,000,000 | | 1 | 1 | 1 | 3 | 1 | 2 | 9 |
| | New School at Priory - 2FE | | ✓ | | | Acton | LBE | Partnerships for Schools, ARK (academy sponsor) | Partnerships for Schools framework, council funding build and land costs. | £5,000,000 (plus £2,000,000 costs of land) | Yellow | 1 | 1 | 1 | 3 | 1 | 2 | 9 |
| | Expansion at Berrymede Infant and Juniors- 1FE | | ✓ | | | Acton | LBE | | | £ 5,000,000 | Red | | | | | | | |
| | New RC School in West Acton - 2FE | | ✓ | | | Acton | LBE | | | £ 9,000,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Brentside - 0.5FE | | ✓ | | | Ealing | LBE | | | £ 2,750,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Hobbsayne - 1FE | | ✓ | | | Ealing | LBE | | | £ 5,500,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | North Ealing - 1FE | | ✓ | | | Ealing | LBE | | | £ 5,000,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | St Gregory's - 1FE | | ✓ | | | Ealing | LBE | | | £ 5,000,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Projected Temporary | | ✓ | | | Ealing | LBE | | | £ 250,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Fielding - 1FE | | ✓ | | | Ealing | LBE | | | £ 5,500,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Little Ealing - 1FE | | ✓ | | | Ealing | LBE | | | £ 5,500,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | St John's - 0.5FE | | ✓ | | | Ealing | LBE | | | £ 2,750,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |

| Category | Planned provision | Source documents | When required | | | Location | Lead agency | Other partners | Delivery mechanism | Cost (if known) | Cost category | Statutory responsibility? | Corporate priority? | SCS priority? | Relationship to LDF CS | In growth corridor? | Is it deliverable? | Cumulative Score |
|----------|--|--|---------------|-------------|-------------|---|-------------|----------------|--------------------|---|---------------|---------------------------|---------------------|---------------|------------------------|---------------------|--------------------|------------------|
| | | Project Definition | 2010 - 2015 | 2016 - 2021 | 2021 - 2026 | | | | | | | | | | | | | |
| | St Mark's - 0.5FE | | ✓ | | | Ealing | LBE | | | £ 2,750,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Christ the Saviour - 1FE | | ✓ | | | Ealing | LBE | | | £ 5,500,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Grange - 1FE | | ✓ | | | Ealing | LBE | | | £ 5,000,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Projected Temporary | | ✓ | | | Ealing | LBE | | | £ 250,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Selborne - 1FE | | ✓ | | | GNP | LBE | | | £ 5,000,000 | Green | 1 | 1 | 0 | 3 | 0 | 2 | 7 |
| | Projected Temporary | | ✓ | | | GNP | LBE | | | £ 250,000 | Green | 1 | 1 | 0 | 3 | 0 | 2 | 7 |
| | Wood End Infants / Junior - 1FE | | ✓ | | | GNP | LBE | | | £ 5,000,000 | Green | 1 | 1 | 0 | 3 | 0 | 2 | 7 |
| | Gifford - 1FE | | ✓ | | | GNP | LBE | | | £ 5,000,000 | Yellow | 1 | 1 | 0 | 3 | 0 | 2 | 7 |
| | Projected Temporary | | ✓ | | | GNP | LBE | | | £ 250,000 | Red | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | West London Academy - 1FE | | ✓ | | | GNP | LBE | | | £ 4,500,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Projected Temporary | | ✓ | | | GNP | LBE | | | £ 250,000 | Red | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Ravenor - 1FE | | ✓ | | | GNP | LBE | | | £ 5,000,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Stanhope - 1FE | | ✓ | | | GNP | LBE | | | £ - | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Oldfield - 0.5FE | | ✓ | | | GNP | LBE | | | £ 2,750,000 | Green | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Scheme to be identified - 1FE | | ✓ | | | GNP | LBE | | | £ 5,500,000 | Yellow | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Projected Temporary | | ✓ | | | GNP | LBE | | | £ 250,000 | Red | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Projected Temporary | | ✓ | | | Southall | LBE | | | £ 250,000 | Red | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Projected Temp Provision - 1FE | | ✓ | | | Southall | LBE | | | £ 250,000 | Red | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| | Primary Expansion Programme - need for additional expansion of between 16-26FE | Cabinet report March 2012 (update on pupil number projections) | ✓ | ✓ | | Across the borough - currently assessing demand by area | LBE | | TBC | £88-144 million (funding source to be identified) | Red | 1 | 1 | 0 | 3 | 1 | 3 | 9 |

| Category | Planned provision | Source documents | When required | | | Location | Lead agency | Other partners | Delivery mechanism | Cost (if known) | Cost category | Statutory responsibility? | Corporate priority? | SCS priority? | Relationship to LDF CS | In growth corridor? | Is it deliverable? | Cumulative Score |
|-------------------------------------|--|--|---------------|-------------|-------------|------------------|---------------------------|----------------|---|--|---------------|---------------------------|---------------------|---------------|------------------------|---------------------|--------------------|------------------|
| | | Project Definition | 2010 - 2015 | 2016 - 2021 | 2021 - 2026 | | | | | | | | | | | | | |
| Secondary Education | Dormers Wells - rebuild | Cabinet report March 2012 (update on pupil number projections) | ✓ | | | Southall | LBE | | Grant / mainstream funding | £ 27,300,000 | Green | 1 | 1 | 1 | 3 | | 1 | 7 |
| | Cardinal Wiseman - remodel | | ✓ | | | GNP | LBE | | Grant / mainstream funding | £ 23,900,000 | Green | 1 | 1 | 1 | 3 | | 1 | 7 |
| | New School | | ✓ | | | GNP | LBE | | Direct from DfE, LA leading procurement | £ 19,000,000 | Green | 1 | 1 | 1 | 3 | | 1 | 7 |
| Special Educational Needs Provision | Need for an additional 12-25FE of secondary places by 2019 | Cabinet report March 2012 (update on pupil number projections) | ✓ | ✓ | | Ealing and Acton | LBE | | TBC | Approx £33 million (excluding site acquisition. Could be considerably higher depending on options identified. The new high school (excluding land acquisition will cost £19 million for an 8FE school with SEN unit) | Red | 1 | 1 | 0 | 3 | 1 | 3 | 9 |
| | Need to expand by approximately 300 places (primary and secondary) | | ✓ | ✓ | ✓ | Brough wide | LBE | | TBC | Approx £34 million through expansion of existing schools | Red | 1 | 1 | 0 | 3 | 1 | 2 | 8 |
| FE / HE | University of West London - St. Mary's Road campus redevelopment | | | ✓ | ✓ | Ealing | Univ. of West London | | Univ. of West London Estates Strategy | TBC | | 0 | 0 | 0 | 1 | 1 | 1 | 3 |
| | Post 16 education - Replacement | | ✓ | | | TBC | LBE 14 to 19 Partner-ship | | TBC. Possibly Skills Funding | TBC | | 0 | 0 | 0 | 1 | | 1 | 2 |


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|------------------------|--|--------------------|---------------|-------------|-------------|----------|-------------|----------------|--|-----------------|---------------|---------------------------|---------------------|---------------|------------------------|---------------------|--------------------|------------------|
| | | Project Definition | 2010 - 2015 | 2016 - 2021 | 2021 - 2026 | | | | | | | | | | | | | |
| Primary Health Centres | Southall Broadway – community services centre for surrounding small practices | | ✓ | | | Southall | NHS Ealing | LBE, local GPs | LIFT Company – Building Better Health (West London) Ltd. | | | 0 | 0 | 0 | 2 | 1 | 1 | 4 |
| | Jubilee Gardens – Integrated health centre and Library. | | ✓ | | | Southall | NHS Ealing | LBE, local GPs | LIFT Company – Building Better Health (West London) Ltd. | | | 0 | 0 | 0 | 2 | 1 | 1 | 4 |
| | Featherstone Hub - Integrated health and social care centre | | ✓ | | | Southall | NHS Ealing | LBE, local GPs | LIFT Company – Building Better Health (West London) Ltd. | | | 0 | 0 | 0 | 2 | 1 | 1 | 4 |
| | Southall Gasworks | | | ✓ | ✓ | Southall | NHS Ealing | LBE, local GPs | LIFT Company – Building Better Health (West London) Ltd. | | | 0 | 0 | 0 | 2 | 1 | 1 | 4 |
| | Refurbishment or other solution for Mattock Lane Health Centre | | ✓ | | | Ealing | NHS Ealing | LBE, local GPs | LIFT Company – Building Better Health (West London) Ltd. | | | 0 | 0 | 0 | 2 | 1 | 1 | 4 |
| | Ealing Hospital Site Unscheduled Care Centre | | ✓ | | | Southall | NHS Ealing | LBE, local GPs | LIFT Company – Building Better Health (West London) Ltd. | | | 0 | 0 | 0 | 2 | 1 | 1 | 4 |
| | Grand Union Village – Northolt integrated care centre with a specific focus on specialist children's and sexual health services. | | ✓ | | | GNP | NHS Ealing | LBE, local GPs | LIFT Company – Building Better Health (West London) Ltd. | | | 0 | 0 | 0 | 2 | 0 | 1 | 3 |
| | Westway Cross - Health / leisure centre | | ✓ | | | GNP | NHS Ealing | LBE, local GPs | LIFT Company – Building Better Health (West London) Ltd. | | | 0 | 0 | 0 | 2 | 0 | 1 | 3 |
| | Integrated health social care facility | | ✓ | | | Acton | NHS Ealing | LBE, local GPs | LIFT Company – Building Better Health (West London) Ltd. | | | 0 | 0 | 0 | 2 | 1 | 1 | 4 |

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|--------------------------------------|---|--------------------|---------------|-------------|-------------|---------------------------------|-----------------------------|----------------|--|-----------------|---------------|---------------------------|---------------------|---------------|------------------------|---------------------|--------------------|------------------|
| | | Project Definition | 2010 - 2015 | 2016 - 2021 | 2021 - 2026 | | | | | | | | | | | | | |
| Mental Health | Mens medium secure unit. Trust Resource Centre, office, and admin accommodation. | | ✓ | | | Ealing | WLMHT | | | | | 0 | 0 | 0 | 0 | 1 | 2 | 3 |
| Social Care | Service centre | | | | | GNP | | | | | | 0 | 0 | 0 | 1 | 0 | 1 | 2 |
| | Service centre | | | | | Acton | | | | | | 0 | 0 | 0 | 1 | 1 | 1 | 3 |
| | Service centre | | | | | Southall | | | | | | 0 | 0 | 0 | 1 | 1 | 1 | 3 |
| Open Spaces | Northolt & Greenford Countryside Park | | | | | GNP | LBE | | | | | 0 | 0 | 0 | 1 | 0 | 2 | 3 |
| | Southall Gasworks | | ✓ | | | Southall | LBE | | S106 | | | 0 | 0 | 0 | 2 | 1 | 1 | 4 |
| | North Acton Station Square | | ✓ | | | Acton | LBE | | S106 / grant funding | £3m | | 0 | 1 | 0 | 2 | 1 | 1 | 5 |
| | Gunnersbury Park | | ✓ | | | Ealing | LBE | | Capital Programme | £ 4,500,000 | | 0 | 0 | 0 | 1 | 0 | 3 | 4 |
| Culture, Sports & Leisure | New Acton Pool provision (part of Acton Town Hall project) | | ✓ | | | Acton | LBE | Private sector | Capital Programme / Planning Obligations | £ 1,400,000 | | 0 | 1 | 0 | 2 | 1 | 2 | 6 |
| | Gurnell Pool | | ✓ | ✓ | | GNP | LBE | | Capital programme | £ 12,000,000 | | 0 | 1 | 0 | 1 | 0 | 2 | 4 |
| | Sports Halls: 5 new sports hall planned through BSF Programme: Cardinal Wiseman, Elthorne Park, Villiers High, Drayton Manor, New School. NB: Only Cardinal Wiseman will progress until Govt Education spending review is complete. | | ✓ | | | GNP, Ealing / Hanwell, Southall | LBE Environment and Leisure | | TBC | TBC | | 0 | 0 | 0 | 1 | 0 | 1 | 2 |

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|-----------------------|---|--------------------|---------------|-------------|-------------|---------------------|--------------------|----------------|--|-----------------|---------------|---------------------------|---------------------|---------------|------------------------|---------------------|--------------------|------------------|
| | | Project Definition | 2010 - 2015 | 2016 - 2021 | 2021 - 2026 | | | | | | | | | | | | | |
| | Expanded gym services at redeveloped Acton Pool (part of Town Hall project) | | ✓ | | | Acton | LBE | Private sector | Capital Programme / Planning Obligations | £ 14,000,000 | | 0 | 1 | 0 | 2 | 1 | 2 | 6 |
| Libraries | Perivale – investment to improve standard of provision | | | ✓ | | GNP | LBE | | Capital Programme | | | 1 | 0 | 0 | 1 | 0 | 1 | 3 |
| | Greenford - develop library and information hub | | | | | GNP | LBE | | Capital Programme | | | 1 | 0 | 0 | 1 | 1 | 1 | 4 |
| | Southall - investment to improve standard of provision, develop library and information hub | | | ✓ | | Southall | LBE | | Capital Programme | | | 1 | 0 | 0 | 1 | 1 | 1 | 4 |
| | Hanwell - investment to improve standard of provision | | | ✓ | | Ealing | LBE | | Capital Programme | | | 1 | 0 | 0 | 1 | 0 | 1 | 3 |
| | West Ealing - develop library and information hub | | | | | Ealing | LBE | | | | | 1 | 0 | 0 | 1 | 1 | 1 | 4 |
| | Acton - develop library and information hub | | | ✓ | | Acton | LBE | | Acton Town Hall redevelopment project | | | 1 | 1 | 0 | 1 | 1 | 1 | 4 |
| | Consolidate library archives store | | | | | Borough-wide search | LBE | | | | | 1 | 0 | 0 | 1 | 0 | 1 | 3 |
| Sports Pitches | Sports Hub | | ✓ | | | GNP | LBE Env. & Leisure | | LBE Capital Programme | TBC | | 0 | 0 | 0 | 1 | 0 | 2 | 3 |

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|----------------------------|---|--------------------|---------------|-------------|-------------|--------------|-----------------------------------|---------------------------|---|-----------------|---------------|---------------------------|---------------------|---------------|------------------------|---------------------|--------------------|------------------|
| | | Project Definition | 2010 - 2015 | 2016 - 2021 | 2021 - 2026 | | | | | | | | | | | | | |
| | Sports pitches improvement: Rectory Park, Ealing Central Sports Ground, Spikesbridge Park, Warren Farm, North Acton Sports Ground | | ✓ | | | Borough-wide | LBE Env. & Leisure | | LBE Capital Programme | TBC | | 0 | 0 | 0 | 1 | 0 | 2 | 3 |
| Community Centres | Hanwell Community Centre | | ✓ | | | Ealing | LBE | | Major Projects | £ 3,900,000 | | 0 | 0 | 0 | 1 | 1 | 2 | 4 |
| | Ravenor Farm Community Centre | | ✓ | | | GNP | LBE | | Property Strategy | £ 2,700,000 | | 0 | 0 | 0 | 1 | 1 | 2 | 4 |
| Heritage/Community centres | Acton Town Hall | | ✓ | | | Acton | LBE | | Capital Programme | £ 1,700,000 | | 0 | 1 | 0 | 1 | 1 | 2 | 5 |
| | Southall Manor House | | ✓ | | | Southall | LBE | | Property Strategy, Community Centres Strategy, LBE Groundwork | £ 1,500,000 | | 0 | 0 | 0 | 1 | 1 | 3 | 5 |
| Heritage | Pitzhanger Manor | | ✓ | | | Ealing | LBE | | HLF, Arts Council, EC, English Heritage | £ 2,900,000 | | 0 | 1 | 0 | 1 | 1 | 2 | 5 |
| | Gunnersbury Park | | ✓ | | | Ealing | LBE | | Capital Programme | £ 4,500,000 | | 0 | 0 | 0 | 1 | 0 | 3 | 4 |
| | Ealing Town Hall | | | | | Ealing | LBE | | | TBC | | 0 | 0 | 0 | 1 | 1 | 1 | 3 |
| | Brent Lodge | | | | | Hanwell | LBE | | | TBC | | | | | | | | |
| Transport - Strategic | Crossrail 1 | | | ✓ | | Borough-wide | Crossrail / Network Rail | LBE | Mayor's Transport Strategy (MTS) | TBC | | 0 | 1 | 0? | 3 | 1 | 2? | 7 |
| | HS2 | | | ✓ | ✓ | Borough-wide | Department for Transport/ HS2 Ltd | Network Rail / TfL | DfT | TBC | | 0 | 0 | 0 | 1 | 1 | 1 | 3 |
| | Great Western train lengthening & electrification | | ✓ | ✓ | | Borough-wide | Network Rail | First Great Western / TfL | Great Western RUS | TBC | | 0 | 1 | 0 | 2 | 1 | 2 | 6 |

| Category | Planned provision | Source documents | When required | | | Location | Lead agency | Other partners | Delivery mechanism | Cost (if known) | Cost category | Statutory responsibility? | Corporate priority? | SCS priority? | Relationship to LDF CS | In growth corridor? | Is it deliverable? | Cumulative Score |
|--|---|--------------------|---------------|-------------|-------------|-------------------|------------------------------------|------------------------|--|--|---------------|---------------------------|---------------------|---------------|------------------------|---------------------|--------------------|------------------|
| | | Project Definition | 2010 - 2015 | 2016 - 2021 | 2021 - 2026 | | | | | | | | | | | | | |
| | Piccadilly Line upgrades | | | ✓ | ✓ | Borough-wide | TfL | | MTS | TBC | | 0 | 1 | 0 | 2 | 1 | 2 | 6 |
| | District Line upgrades | | ✓ | ✓ | | Borough-wide | TfL/ London Underground | | MTS | TBC | | 0 | 1 | 0 | 2 | 1 | 2 | 6 |
| | North London Line/London Overground | | ✓ | | ✓ | Borough-wide | TfL/ London Overground | | MTS | TBC | | ? | ? | ? | ? | ? | 2 | ? |
| | Bus network development | | ✓ | ✓ | | Borough-wide | TfL | LBE | MTS | TBC | | 0 | 1 | 0 | 2 | 1 | 2 | 6 |
| | Improved TfL Road Network management to smooth the flow of traffic | | ✓ | ✓ | | Borough-wide | TfL | | MTS | TBC | | 0 | 1 | 0 | 2 | 1 | 2 | 6 |
| Transport - LIP Schemes | | | | | | | | | | | | | | | | | | |
| | Biking Borough Funding | | ✓ | | | Borough-wide | TfL | LBE | LIP/MTS | £ 286,000 | | 0 | 0 | 0 | 1 | 1 | 2 | 4 |
| | Ealing Broadway Interchange Major | | ✓ | | | Ealing | TfL / LBE | | LIP | £ 4,500,000 | | 0 | 1 | 0 | 3 | 1 | 2 | 7 |
| | Southall Broadway Major Scheme | | ✓ | | | Southall | TfL / LBE | | LIP | £ 5,600,000 | | 0 | 1 | 0 | 3 | 1 | 2 | 7 |
| | *LIP Corridors programme (14 LIP Neighbourhoods) | | ✓ | | | Borough-wide | LBE / TfL | | LIP | £ 3,800,000 | | 0 | 1 | 0 | 3 | 1 | 3 | 8 |
| | Road maintenance and | | ✓ | | | Borough-wide | LBE / TfL | | LIP | £ 2,100,000 | | 0 | 1 | 0 | 2 | 0 | 3 | 6 |
| | | | ✓ | ✓ | ✓ | Borough-wide | TfL / LBE | | LIP | £ 1,900,000 | | 1 | 1 | 0 | 2 | 1 | 2 | 7 |
| Waste | Waste facilities as determined through the West London Waste Plan (WLWP). | | ✓ | ✓ | ✓ | TBC | West London Waste Authority (WLWA) | LBE | WLWA to enter into a contract with an approved partner to provide waste processing contract. | Contract details to be determined by WLWP. | | 1 | 1 | 0 | 3 | 0 | 2 | 7 |
| Energy, Utilities & Physical Infrastructure | | | | | | | | | | | | | | | | | | |
| | Energy | | | | | TBC | | | | | | 0 | 0 | 0 | 2 | 0 | 2 | 4 |
| | Gas & Electric | | | | | Borough-wide | National Grid | Local energy suppliers | | n/a | | 0 | 0 | 0 | 2 | 0 | 2 | 4 |
| | Sewerage – Thames Tunnel Project | | ✓ | ✓ | | Acton Storm Tanks | Thames Water | | Thames Water Capital Programme | Part of £3bn project | | 0 | 0 | 0 | 3 | 1 | 3 | 7 |

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|--------------------|--|--------------------|---|-------------|-------------|--------------|-------------------------|----------------|---|-----------------|---------------|---------------------------|---------------------|---------------|------------------------|---------------------|--------------------|------------------|
| | | Project Definition | 2010 - 2015 | 2016 - 2021 | 2021 - 2026 | | | | | | | | | | | | | |
| | Canal waterways – wall repair | | | | | Hanwell | British Waterways | | British Waterways | £ 250,000 | | 0 | 0 | 0 | 1 | 0 | 2 | 3 |
| | Canal waterways – Grand Union towpath improvements | |  | | | Borough-wide | LBE / British Waterways | | British Waterways/LIP | £ 700,000 | | 0 | 0 | 0 | 1 | 0 | 2 | 3 |
| Emergency Services | Police: Additional neighbourhood police bases may be needed as part of major developments. Additional office space may be required at a future date. May also require new centralised police patrol base and custody centre. | | | ✓ | ✓ | TBC | Metropolitan Police | | MPA Estate Strategy and Asset Management Plan | TBC | | 0 | 0 | 0 | 1 | 0 | 1 | 2 |

| |
|------------------------------------|
| Key to colours: |
| Greenford/Northolt/ Perivale (GNP) |
| Acton |
| Ealing/Hanwell |
| Southall |
| Borough-wide / TBC |

| |
|---|
| Key to scoring: |
| Statutory responsibility: 1 – yes, 0 – no |
| Corporate priority: 1 – yes, 0 – no |
| Sustainable Community Strategy (SCS) priority: 1 – yes, 0 – no |
| Relationship to LDF Core Strategy: 3 – critical, 2 – essential, 1 – desirable |
| In growth corridor: 1 – yes, 0 – no |
| Is it deliverable: 3 – funding identified, 2 – additional funding required, 1 – significant funding shortfall |
| Cumulative Score: 0 low to 10 high |

Note on prioritisation: Assessments of priorities are subject to internal and member consultation, and are intended to be a guide to prioritising projects.

Note on deliverability: Identified funding shortfalls are made in relation to the 2011 LBE Capital Programme.

Note on costings: The cost of strategic transport projects is not broken down by local authority within London and is therefore largely unknown

Planning Policy
www.ealing.gov.uk/planpol

